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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,900.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Feb, 1978

Notary Public

MY COMMISSION EXPIRES: Feb. 23, 1981

(AFFIX SEAL)

Mail/

THIS INSTRUMENT WAS PREPARED BY
Richard E. Rudesill, Attorney, Wilson Pike Circle, Box 84, Brentwood, Tennessee 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. John A. Stinson (NAME)	MR. & MRS. JOHN A. STINSON (NAME)	44-5
Same (STREET ADDRESS OR ROUTE NUMBER)	336 Keaton Ave. (STREET ADDRESS)	Par 40 2d
(CITY) (STATE) (P. O. ZIP)	Old Hickory, Tn. 37318 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, B & J Investments, a Tennessee Partnership composed of William Berkley and James D. Woolems

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Stinson and wife, Debbie G. Stinson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the northwesterly 72 feet of Lot No. 51 on the unrecorded map of Scenic View Subdivision, and being designated as Lot "Y" on a map of a resubdivision of certain lots in said subdivision, and described according to a copy of a survey thereof made by James L. Murphy, Jr., Surveyor, June 2, 1959, and further described according to a survey made by John Kohl, dated November 5, 1976, as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 28 feet northwest of the common corner of Lots Nos. 51 and 52, being 1,107.2 feet northwest from a concrete monument set near the intersection of Hillman Place; thence southwesterly parallel to the line between Lots Nos. 51 and 52, 165 feet to a point; thence northwesterly 72 feet to the corner of Lots Nos. 50 and 51; thence with the line between said lots, northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of said Avenue, southeasterly 72 feet to the point of beginning.

Being the same property conveyed to B & J Investments by deed from Randy A. Campbell and wife, Pamela D. Campbell, as of record in Book 5179, page 942, Register's Office of Davidson County, Tennessee.

Buyers agree to assume a first mortgage note payable to First Investment Company in the principal sum of Twenty Thousand ($20,000.00) Dollars, dated December, 1976.

This is unimproved ( ) improved (X) property, known as 336 Keaton Ave. (House Number) (Street) Old Hickory (P. O. Address) 37318 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of Feb, 1978

B & J INVESTMENTS

BY: William Berkley

James D. Woolems

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named William Berkley and James D. Woolems

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of Feb 1978

Commission expires 11/17/78

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM B & J INVESTMENTS

TO JOHN A. STINSON, ET UX

E 54620

IDENTIF. REFERENCE

MAR 14 11 18 AM '78

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 14 78	CONV	25,900.00				
MAR 14 78	S'TAX		B*	67.34		
MAR 14 78	PR'FEE		B*	.50		
MAR 14 78	W'DEED		B*	4.00	*	71.84