This Instrument Prepared By:
[illegible] W. Kelley, Jr.
[illegible], Kelley, Herbert & Crawford
23rd Floor, L & C Tower
[illegible]

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
92-16-259 92-16-260	JSY Associates 1905-07 Division Street Nashville, TN. 37203	New Owner BOOK 5990 PAGE 259
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
10W-1250 10W-1245	1905-07 Division Street	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES W. CARELL and wife, EILEEN P. CARELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JSY ASSOCIATES, a Tennessee general partnership

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 225, 226 and 227 on the Map of O. B. Hayes Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lots Nos. 225, 226 and 227 front together 150 feet on the southeasterly side of Division Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James W. Carell, by deed from R. C. Mathews Contractor, Inc., as of record in Book 4585, page 226.

The above named Eileen P. Carell joins in this instrument for the purposes of conveying all right, title and interest she may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of January, 1983.

James W. Carell

Eileen P. Carell

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5990 PAGE 260

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James W. Carell and wife, Eileen P. Carell the bargainor(s), 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, the 5th day of January, 1983.

Mary Ann Selley
Notary Public

My commission expires: 4-20-86

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 341,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 83

MY COMMISSION EXPIRES 4-20-86 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES W. CARELL AND WIFE

TO

H 25132

IDENTIF. REFERENCE

JAN 7 3 46 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5990 PAGE 261

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			241,000.00 CO	
			636.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 893.10-	
			9532A01/07/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 5 1 3 2

IDENTIF. T. REFERENCE

JAN 7 3 46 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 920049