FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

X John D. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 1983.

Kathryn D. Byers
Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & H EQUITIES (NAME)	Richard Jones (NAME)	Map 104-14
113 Meadow Green Drive (STREET ADDRESS OR ROUTE NUMBER)	113 Meadow Green Drive (STREET ADDRESS)	Parcel 65
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	24W-4680

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, E. E. RANDOLPH, et ux, DOROTHY D. RANDOLPH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & H EQUITIES, a Joint Venture composed of Richard Jones and Steve Horn

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 southerly 104 feet front and 35 feet rear of Lot No. 50 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for said County.

SAID part of Lot No. 50 fronts 104 feet on the westerly side of 30th Avenue South and runs back 210 feet on the northerly line and 200 feet on the southerly line with the northerly margin of a 20-foot court to an alley, measuring 35 feet thereon.

BEING the same property conveyed to E. E. Randolph and wife, Dorothy D. Randolph, by deed from M. E. Ayers and wife, of record in Book 2689, Page 265, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE FOREGOING BUT EXPRESSLY EXCLUDED THEREFROM is certain property conveyed from E. E. Randolph and wife, Dorothy D. Randolph, to the State of Tennessee, in fee simple as of record in the Register's Office of Davidson County, Tennessee in Book 4780, Page 738, more particularly described as follows:

BEGINNING at the point of intersection of the north boundary of this property and the east margin of an alley adjoining the Tennessee Central Railroad, said point being along the said east margin south 27 degrees 32 minutes east 322.0 feet from the south margin of Westmoreland Drive; thence along the said north boundary north 77 degrees 56 minutes east 107.1 feet to a point; thence south 24 degrees 40 minutes east 78.9 feet to a point; thence north 80 degrees 30 minutes west 125.2 feet to a point in the said east margin; thence along the said east margin north 27 degrees 32 minutes west 31.0 feet to the point of beginning and containing 5,925 square feet.

This is improved (xx) property, known as 2223 30th Avenue, South, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (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 hand s this 15th day of November, 19 83

X E. E. Randolph
E. E. RANDOLPH

X Dorothy D. Randolph
DOROTHY D. RANDOLPH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. E. RANDOLPH, et ux, DOROTHY D. RANDOLPH

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 15th day of November 19 83

Commission expires 10/20/85

Kathryn J. Brown
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

E. E. RANDOLPH, et ux,

DOROTHY D. RANDOLPH

TO

RICHARD JONES, et ux,

and STEVE HORN, et ux

H 6 6 8 2 0

IDENTIF. REFERENCE

Nov 16 4 16 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3144 11/16 169.00- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6177 PAGE 133

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

62500.00- CAMT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
3144A11/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 6 8 2 0

IDENTIF. REFERENCE

Nov 16 4 16 PM 83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 993948