Prepared By: Joe Sugenbeck
Nashville, TN.

BOX 37

WARRANTY DEED

BOOK 6845 PAGE 672

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay Bradley (NAME)	(NAME)	105-14-
2301 Franklin Rd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	208,219,220
Nashville, TN 37220 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Thousand and No/100 ---------- Dollars,

Jac's Gallery, a Tennessee general partnership, composed of Jack E. Froeter and David L. Stokes, Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said Jay F Bradley, Grantee, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

as described on Schedule A, attached hereto.

Premises conveyed are sold subject to all restrictions and easements of record.

Real estate taxes for 1986 have been prorated and assumed by the Grantee described herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $460,000.00

Subscribed and sworn to before me, this the 30 day of April 1986

Affiant: Jay F Bradley

My commission expires: 3-8-89 (Affix Seal)

Notary Public: Alan T. Foster

This is unimproved ( ) improved (X) property, known as 2301 Franklin Rd., Nashville, TN 37220 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jay F Bradley, Grantee, his (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Jay F Bradley, Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 30 day of April, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jac's Gallery, a Tennessee Partnership

By: Jack E. Froeter

Jack E. Froeter, General Partner

L

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6815 PAGE 673

Personally appeared before me, ... , a Notary Public in and for said County and State, ...

the within named bargainor....., 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 ..... Tennessee, this .....day of....., 19.....

..... Notary Public

Commission expires.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .... he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Joe Saperstein, of the state and county aforesaid, personally appeared Jack E. Froeter and David L. Stokes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the patners of Jac's Gallery, a Tennessee general partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal this 29 day of April, 1986.

Commission expires:
11-1-87

Joe Saperstein
Notary Public

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 1, 17 and 18 on the Plan of Nashville Trust Company's Resubdivision of Block F of the C. D. Elliott Property, as of record in Book 843, page 97, Regoster's Office for Davidson County, Tennessee, and described together as follows:

Beginning on the westerly margin of the Franklin Pike at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 135 feet to the common corner of Lots Nos. 1, 2, 17 and 18; thence with the line between Lots 2 and 18, southwardly 75 feet to the common corner of Lots Nos. 2, 3, 18 and 19; thence with the line between Lots Nos. 18 and 19, westwardly 75 feet to the easterly line of Lot No. 12; thence with the easterly line of Lots Nos. 12 and 13, northwardly 75 feet to the southerly line of Lot No. 16; thence with said line, eastwardly 34 feet to the corner of Lots Nos. 16 and 17; thence with the line between Lots Nos. 16 and 17, northwardly 75 feet; thence eastwardly 176 feet to the westerly margin of the Franklin Pike; thence with said pike southwardly 75 feet to the beginning.

Land in Davidson County, Tennessee, being Parts of Lots 6 and 15 on the Map of C. D. Elliott's Subdivision, as of record in Book 21, page 78, Register's Office for Davidson County, Tennessee, being called Lot No. 1 on a survey made October 8, 1931 by W. B. Southgage, Surveyor and described according to said survey, as follows:

Beginning at an iron pin at the southwest corner of Bradford Avenue and 8th Avenue South as widened, running thence with the southerly margin of Bradford Avenue westerly 174 feet to an iron pin, thence southerly and parallel with 8th Avenue South 75 feet to an iron pin; thence easterly and parallel with Bradford Avenue 174 feet to an iron pin on the westerly margin of said 8th Avenue South as widened; thence northerly with the westerly margin of said Avenue 75 feet to the beginning.

The above described property was conveyed to Jac's Gallery, a Tennessee General Partnership by deed from Robert M. Loffi and wife, Ann Y. Loffi of record in Book 6325, page 966, Register's Office for said County.

IDENTIFICATION REFERENCE
MAY 1 3 59 PM '96
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
97000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6845 PAGE 675

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			460000.00-	CONT.
			1196.00	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 1205.50-
			5558A05/01/86 3 AL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97000

IDENTIFICATION REFERENCE

MAY 1 3 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243495