6842

BOOK 6892 PAGE 338

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Roy S. Jones Construction Co., Inc. 2917 Armory Drive Nashville, TN 37204	Same	Map 106-14 Parcel 148; Map 119-2 Parcel 11; and Map 119-2, Parcel 255

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, J.B. PROPERTIES, a Tennessee general partnership, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto ROY S. JONES CONSTRUCTION CO., INC., ("Grantee") its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5000.00

Affiant

SUBSCRIBED AND SWORN to before me, this 15th day of May, 1987.

Notary Public

My Commission Expires 1-10-89

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property of the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 19th day of May, 1986.

GRANTOR

J.B. PROPERTIES, a Tennessee general partnership

BY: Charles C. Brown
Charles C. Brown
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, George R. Fusner, Jr., a Notary Public of the State and County aforesaid, personally appeared CHARLES C. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of J.B. PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing of the name of the partnership by himself as partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of May, 1986.

Notary Public

My Commission Expires: 1-10-89

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, located in the Sixth Civil District and described as follows:

BEGINNING at a point in the west margin of Lyle Lane and the north margin of I-440 as per proposed right-of-way plans dated August 17, 1964, said point also being the south line of Lot No. 11 on the plan of Addition to Sharpe Park as of record in Plat Book 5200, page 246, Register's Office for Davidson County, Tennessee; thence, along the south line of said lot and the north margin of proposed I-440, South 66 degrees 14 minutes 38 seconds West 237.97 feet to a point; thence, South 66 degrees 14 minutes 38 seconds West 66.94 feet to a point, said point being the point of beginning for this described tract; thence, continuing along the north margin of I-440, South 60 degrees 07 minutes 50 seconds West 256.13 feet; thence South 84 degrees 49 minutes 37 seconds West 211.90 feet to an iron pin in the east margin of a 30 foot street (unopened); thence, leaving the north margin of proposed I-440 along the east margin of said street, North 8 degrees 40 minutes 17 seconds East 141.00 feet to a fence post in the south line of Parcel 124; thence, along the north line of this tract, North 89 degrees 21 minutes 38 seconds East 152.01 feet to a fence post; thence, North 88 degrees 06 minutes 26 seconds East 205.76 feet to an iron pin; thence, South 87 degrees 41 minutes 34 seconds East 54.15 feet to the point of beginning, containing 40,424.68 square feet, 0.93 acres more or less.

BEING a portion of the property conveyed to J.B. Properties, a Tennessee general partnership, of record in Book 5776, page 937, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. 1986 Real Property taxes which have been prorated and assumed by the Grantee.

2. All easements of record.

12381

IDENTIFICATION REFERENCE

JUN 19 2 37 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6892 PAGE 342

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

50[illegible].00- CONT.
13.00 COTAX
.50 PRFEE
12.00 MOTX
CHECK 25.50-
7678A06/19/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12381-

IDENTIFI REFERENCE

JUN 19 2 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 261215