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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 $46,446.93.

William E. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1986.

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J & J Enterprises (NAME)	GMAC Mortgage Corporation (NAME)	86-16
306 Isaac Lane (STREET ADDRESS OR ROUTE NUMBER)	7320 Old York Road (STREET ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	Philadelphia, PA 19126-1894 (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, David J. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & J Enterprises, a Partnership

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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 66 on the Plan of Valley Grove Subdivision, Section I Revised, of record in Book 5200, page 388, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being part of the same property conveyed to C. H. Weissinger, David J. Davis, Nell S. Glass and Rollin Rockett by deed from Federal Home Builders, Inc., an Alabama Corporation, of record in Book 5940, page 507, Register's Office for Davidson County, Tennessee. Rollin Rockett having since conveyed his interest to Charles H. Weissinger, Nell S. Glass and David J. Davis by deed of record in Book 6121, page 213, said Register's Office; and Judith M. Rockett, wife of Rollin Rockett having conveyed her interest to Charles H. Weissinger, Nell S. Glass and David J. Davis by Quitclaim deed of record in Book 6121, page 216, said Register's Office. Nell S. Glass having conveyed her interest to David J. Davis by deed of record in Book 6291, page 713, said Register's Office. Charles H. Weissinger having conveyed his interest to David J. Davis by deed of record in Book 6291, page 716, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6006, page 582, Register's Office for Davidson County, Tennessee. And also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This instrument is executed on behalf of David J. Davis by Susan Farmer, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

This is unimproved ( ) improved (XX) property, known as 4245 Valley Grove Drive (House Number) (Street) Hermitage, TN 37076 (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 my hand this 24th day of June, 19 86

David J. Davis

BY: David J. Davis by Susan Farmer attorney-in-fact
Susan Farmer
Attorney-in-Fact

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED
JUL 2 3 15 PM '86
REGISTER'S FEE

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

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Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

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

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

David J. Davis

TO

J & J Enterprises, a Partnership

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Farmer, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of David J. Davis as his Attorney-in-Fact as the free act and deed of the within named David J. Davis.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 1986.

My Commission Expires: 7-18-87

Patricia Spicer Carden
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			464466.92- BAIT.	
			129.50 CSTAX	
			.50 PRFE	
			6.00 MOR	
			CHECK 139.42-	
6187A07/11/86 BAL			.0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1963

IDENTIFICATION REFERENCE

JUL 11 2 15 PM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 269587