This instrument prepared by
Ervin M. Entrekin, Attorney,
21st Floor, First American Center,
Nashville, Tennessee 37238

BOOK 6969 PAGE 61

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
J & S Enterprises 1016 8th Avenue South Nashville, Tennessee 37203	SAME	Map & Par. No. 93-13-2

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged,

Trusts created by the Last Will and Testament of John Clark Tune, Jr., acting by and through their duly authorized trustee, JAMES FRANCIS WALSH, JR., has this day bargained and sold and do hereby transfer and convey unto J & S Enterprises, a partnership composed of James A. Binkley and Stephen B. Binkley, its successors and assigns, the following described real estate in Nashville, Davidson County, Tennessee:

> Being Lot No. 349 in McNairy's Plan of West Nashville, a plat of which is recorded in Plan Book 1, page 15, of the Chancery Court at Nashville, Tennessee.
>
> Said Lot No. 349 fronts 50 feet on the northerly side of Pine Street, and runs back between parallel lines, 175 feet to an alley.
>
> Being the same property conveyed to John C. Tune, by deed from Mary McCauley Lindsey of record in Book 2437, page 393, Register's Office for Davidson County, Tennesee.
>
> Included in the foregoing description, but excluded from the conveyance herein, is that portion of Lot 349 previously conveyed to the State of Tennessee by Warranty Deed of record in Book 4352, page 634, and re-recorded in Book 4355, page 367, said Register's Office, to which reference is hereby made for a complete description of the above described property conveyed therein.

This is unimproved property known as 1218 Pine Street, Nashville, Tennessee.

JOHN C. TUNE and JOHN CLARK TUNE, JR. are one and the same person. JOHN CLARK TUNE, JR. died leaving all of his property to certain trusts created by his Last Will and Testament. JAMES FRANCIS WALSH, JR. was appointed trustee of all trusts by order of the Chancery Court for Davidson County filed and entered April 24, 1985 in Minute Book 32, page 36.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said J & S Enterprises, its successors and assigns forever. James Francis Walsh, Jr., Trustee, does covenant that he, as Trustee of the trusts under the Last Will and Testament of John Clark Tune, Jr., is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as indicated herein.

James Francis Walsh, Jr., Trustee does further covenant and bind said trusts, their successors and assigns to warrant and forever defend the title to said real estate to the said J & S Enterprises, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been executed this 3rd day of September, 1986.

James Francis Walsh Jr. Trustee
JAMES FRANCIS WALSH, JR. TRUSTEE

7281 05/04 45.70- CHECK

38591

IDENTIFICATION REFERENCE

SEP 4 11 29 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 JAMES FRANCIS WALSH, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 3rd day of September, 1986.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan. 21, 1990.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $14,000.00

Subscribed and sworn to before me, this the 3rd day of September, 1986.

James F. Walsh
AFFIANT

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-90
(AFFIX SEAL)

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

14000.00- CAMT.
39.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 45.70-
7987A09/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38591

IDENTIFICATION REFERENCE

SEP 4 11 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290889