THIS INSTRUMENT PREPARED BY:

Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 7236 PAGE 732

WARRANTY DEED

Name of Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS:	AGNO. TAX BILLS TO	MAP PARCEL NUMBERS
John C. Flynt and wife, Jenelle P. Flynt	None	82-7-539
(NAME)	(NAME)	
P.O. Box 158567		82-11-156
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

and other good and valuable consdierations, the receipt and sufficiency of which is hereby acknowledged,

H J & S Investments, a Tennessee General Partnership

have this day bargained and sold, and do hereby transfer and convey unto the said John C. Flynt and wife, Jenelle P. Flynt

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

TRACT 1:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of James E. Ward's Resubdivision of Lots 19 through 30 and part of Lot No. 31 on the Plan of W.L. Foster's Second Addition as of record in Book 21, page 49, and of record in Book 5200, page 156, Register's Office for Davidson County, Tennessee.

Beginning at a point 181.90 feet South of the southerly margin of Marina Street; thence, easterly 250.82 feet to a point in the westerly right-of-way of the L&N Railroad; thence, southerly along said right-of-way 193.67 feet to a point; thence, westerly 193.47 feet to a point; thence, northerly 163.27 feet to a point; thence, easterly 10.04 feet to a point; thence, northerly 18.63 feet to the point of beginning.

TRACT 2:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of James E. Ward's Resubdivision of Lots 19 through 30 inclusive of a part of Lot No. 31 on the Plan of W.L. Foster's Second Addition of record in Book 5200, page 156, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 320.32 feet on the southerly side of Marina Street and extends back 181.90 feet on the westerly side and 200.09 feet on the easterly side to a line being the common line with Lot No. 2 and measuring 250.82 feet thereon.

Being the same property conveyed to H J & S Investments, a Tennessee General Partnership, by deed from R & G Realty, a general partnership, of record in Book 7182, page 724, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 258,000.00

Subscribed and sworn to before me this the 15th *day of* April 19 87

Affiant

My commission expires: Jan 27 1989 *(Affix Seal)*

Notary Public

This is improved (X) property, known as 420 Marina Street *(House Number)* *(Street)* Nashville, Tennessee 37207 *P.O. Address* *(City or Town)*

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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, except for those matters set forth on Exhibit "A" Attached hereto.

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

Whenever 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 hands this 15th *day of* April, 19 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H J & S Investments

BY: Henry Horrell, Partner

BY: John Horrell, Partner

BY: Steve Horrell, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the within named bargainor _____, *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 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 (or proved to me on the basis of satisfactory evidence), 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, _____, a Notary Public of the state and county aforesaid, personally appeared Henry Horrell, Steve Horrell and John Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of H J & S Investments, a Tennessee general partnership, the within named bargainor, 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 16th day of April 1987.

My Commission Expires: Jan 29 1989

Robert M. Loff
NOTARY PUBLIC

WARRANTY DEED

FROM

H J & S Investments

TO

John C. Flynt and wife, Jenelle P. Flynt

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

EXHIBIT "A"

ENCUMBRANCES

BOOK 7206 PAGE 731

1. Taxes for 1987.

2. Matters shown on Plan of record in Book 5200, page 156, Register's Office for Davidson County, Tennessee.

3. Easement from James E. Ward Painting & Drywall Company to Cecil Oakley Christian, Sr. and Cecil Oakley Christian, Jr. dated May 11, 1979, and filed for record in Book 5434, page 431, Register's Office for Davidson County, Tennessee.

4. Lease by and between R & G Realty, a general partnership, as Lessor, and Fontaine Truck Equipment Company, as Lessee, dated May 20, 1986.

160811

IDENTIFICATION REFERENCE

APR 17 9 59 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7206 PAGE 735

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

25GC[illegible] .00- CAPIT.
72[illegible].40 GSTAX
.50 [illegible]
9.00 WDTAX
CHE K 731.90-
5GGGR04/17/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16081.

IDENTIFI REFERENCE

APR 17 9 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.70666