This Instrument Prepared By:
J. Allen Reynolds III
Evans, Jones & Reynolds
Sixth Floor
Metropolitan Federal Building
230 Fourth Avenue North
P. O. Box 3047
Nashville, Tennessee 37219-0047

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
JWC Properties, Inc. doing business as J.W.C. Foundations P. O. Box 140260 Donelson, Tennessee 37214	JWC Properties, Inc. doing business as J.W.C. Foundations P. O. Box 140260 Donelson, Tennessee 37214	86-277 86-144 Am

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Herald S. Wood, Jr.
Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 15th day of July, 1987.

Notary Public

My Commission Expires: July 18, 1987

FOR AND IN CONSIDERATION of Fifty Thousand and No/100 Dollars ($50,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and a Secured Promissory Note of even date herewith executed in favor of and delivered to the hereafter named Grantors in the principal amount of Fifty Thousand and No/100 Dollars ($50,000.00), such note to bear interest at the rate of 9% per annum, principal and interest of which to be paid in sixty (60) installments as follows: fifty-nine (59) installments of Five Hundred Seven and 13/100 Dollars ($507.13) to be due and payable on the fifteenth day of each and every month beginning August 15, 1987, and continuing through June 15, 1992, and a final installment of Forty Thousand Five Hundred Forty-one and 09/100 ($40,541.09) to be due and payable on July 15, 1992, James B. Schmittou and wife, Audrey C. Schmittou, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey to JWC Properties, Inc., doing business as J.W.C. Foundations, hereinafter called the

Grantee, its successors and assigns, certain tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Wauford and Company, Engineers, March 15, 1967, as follows:
BEGINNING at an iron pin in the southerly right-of-way of Central Pike, said point being 40.00 feet west from a corner fence post, said post being the northeast corner of the A. L. Windle property; thence from said point of beginning and leaving the above mentioned right-of-way North 87° 33' West 203.60 feet to an iron pin, said point being the northwest corner of the A.L. Windle property, thence North 66° 33' West 174.26 feet to an iron pin at a stone retaining wall; thence with the north side of said wall North 75° 40' West 71.71 feet to an iron pin at said wall's intersection with an existing fence; thence with said fence North 4° 32' West 115.19 feet to an iron pin in the southerly right-of-way of Central Pike; thence with said right-of-way the following calls: South 71° 26' East 42.00 feet to an iron pin; thence South 71° 56' East 50.00 feet to an iron pin; South 70° 40' East 50.00 feet to an iron pin; thence South 68° 07' East 50.00 feet to an iron pin; thence South 66° 07' East 50.00 feet to an iron pin; thence South 64° 38' East 50.00 feet to an iron pin; thence South 62° 04' East 50.00 feet to an iron pin; thence South 59° 50' East 50.00 feet to an iron pin; thence South 57° 06' East 50.00 feet to an iron pin; thence South 54° 25' East 50.00 feet to an iron pin being the point of beginning, and containing 0.889 acres, more or less.

TRACT II: A tract of land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the land of P. W. Cherry, deceased, as of record in Minute Book "J", Page 739, County Court for said County, described according to a survey made by Robert H. Meade, Engineer, May 16, 1959, as follows: BEGINNING on the southwesterly margin of Central Pike at the northwest corner of the property conveyed to C. L. Wright and wife, Rady Wright, by deed from Minnie L. Wright, et al, of record in Book 2809, Page 519, Register's Office for said County; thence with said Wright's western boundary line South 45° 40' West 118 feet; thence South 45° 40' West 495.1 feet; thence North 3° 39' West 211.9 feet; thence North 74° 57' East 64 feet; thence North 0° 01' East 64.1 feet; thence South 63° 04' East 58.8 feet; thence North 46° East 92 feet, thence North 15° 30' East 132 feet, more or less, to abandoned right-of-way line of N.C. and St. L. Railroad; thence with the N. C. and St. L. Railroad's line easterly to the southwesterly margin of Central Pike; thence with the same southeasterly 40 feet to the beginning.

Being the same property conveyed unto James B. Schmittou and wife, Audrey C. Schmittou, by deed from Third National Bank in Nashville, of record in Book 6055, Page 567, Register's Office for Davidson County, Tennessee.

1987 Metro taxes have not been prorated and shall timely be paid by Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, FOREVER, and we

do covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of July, 1987.

46038

IDENTIFICATION REFERENCE

Jul 15 2 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

James B. Schmittou

James B. Schmittou

Audrey C. Schmittou

Audrey C. Schmittou

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds, III a Notary Public, in and for said County and State, James B. Schmittou, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 1987.

J. Allen Reynolds, III
Notary Public

My Commission Expires: July 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds, III a Notary Public, in and for said County and State, Audrey C. Schmittou, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 1987.

J. Allen Reynolds, III
Notary Public

My Commission Expires: July 18, 1987

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

RECEIVED OF _____

FOR _____

BOOK 7297 PAGE 722

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

100000.00- CONT.
200.00 C.TAX
.50 PREP
2.00 REC'D
CHECK 202.50-
01B1AU7/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46038

IDENTIFICATION REFERENCE

JUL 15 2 57 PM '87

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 104344