BOOK 7337 PAGE 801

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
0025546

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JFC Enterprises, Inc. (NAME)	SAME (NAME)	#'s 118-12, Parcels MAP XXXX 31 thru 38
PO Box 40101 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	XXXXXXXX #'s 118-8, Parcels 203, 204, 205, 238 and 239
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by JFC Enterprises, Inc. and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

SANDFORD DEVELOPMENT CO., INC.

have this day bargained and sold, and do hereby transfer and convey unto the said JFC Enterprises, Inc.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being that portion of Lots 159 - 168, and Lots 176 - 181, Lots 175 and 182, and that portion of Alley No. 1838, all as shown on the Plan of Thompson and Rings revised and corrected plan of Edenwold Park Subdivision, as of record in Book 332, page 29, Register's Office for said County, described in a survey by Michael V. Holmes, and Associates, Inc., dated March 14, 1987, and updated August 20, 1987, to wit:

Beginning at the northeast corner intersection of Cruzen Street at Winford Avenue, thence, North 00 deg. 37' 40" East, 349.70 feet to a point; thence, South 89 deg. 20' 13" East, 25.42 feet to a point; thence, with a curve to the left, having a radius of 384.27 feet; a distance of 126.84 feet to a point; thence, continuing with a curve to the left, having a radius of 384.27 feet; a distance of 15.97 feet to a point, thence, continuing with a curve to the left, having a radius of 384.27 feet, a distance of 142.10 feet to a point; thence continuing with a curve to the left, having a radius of 384.27 feet, a distance of 42.95 feet to a point, said point being on the westerly margin of Cruzen Street; thence, with said westerly margin South 00 deg. 37' 40" West, 256.05 feet to a point; thence, with a curve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 310,000.00

Subscribed and sworn to before me this the 24th *day of* August 1987

Affiant J.F.C. ENTERPRISES INC. BY

My commission expires: 3-11-90 *(Affix Seal)*

Notary Public

This is improved ( ) unimproved (X) property, known as Unimproved Property located at the Corner of Windford and Cruzen ST.
(House Number) (Street) P.O. Address (City or Town)

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.

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 24th *day of* August *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.*

Sandford Development Co., Inc.

By: Howard K. Sanders

Howard K. Sanders, Its: President

08/25/87 CHECK

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*____

Commission expires _____ _____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Howard K. Sanders, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Sanders Development Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in _____ *this* 24th *day of* August, *19* 87

Commission expires 3-11-90 _____ *Notary Public*

EXHIBIT "A"

to the right, having a radius of 225.00 feet, a distance of 276.85 feet to a point; thence, continuing with a curve to the right, having a radius of 225.00 feet, a distance of 15.23 feet to a point; thence, continuing with a curve to the right, having a radius of 225.00 feet, a distance of 60.74 feet to a point; thence, North 89 deg. 24' 01" West, 90.14 feet to the beginning, containing 110,942.65 square feet or 2.55 acres.

Being the same property conveyed to Sandford Development Co., Inc., by deed from Houston-McCord Realty Company, a Tennessee corporation, and Seaboard System Railroad, Inc., a Virginia corporation, of record in Book 6869, page 179, Register's Office for Davidson County, Tennessee; and also being a portion of Alley No. 1838, as closed, vacated and abandoned by Metro Ordinance No. 087-1900.

6019.6.

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

AUG 28 10 56 AM '87

DAVIDSON COUNTY, TN

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7337 PAGE 803

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

310000.00- CAMT.
868.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 874.50-
6740A08/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6019.6.

IDENTIFICATION REFERENCE

AUG 28 10 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10546