BOOK 7454 PAGE 240

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
S. E. J. Cement Finishing, Inc. 763 Lynwood St Nashville, Tn. 37203	same	92-6-485

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 24,000.00 .

Affiant

Subscribed and sworn to before me this 22nd day of January 1988.

Notary Public

My Commission Expires:
1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, CURLIE E. McGRUDER, a single person, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto S. E. J. CEMENT FINISHING, INC., hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the map of Faulconer and Ashcraft's Subdivision of Lots 18 and 19, Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for said County; said Lot No. 3 fronts 37 feet on the westerly side of the 24th Avenue North, formerly Foster Street, also called 25th Avenue North; and runs back between parallel lines, 110 feet to an alley.

Being the same property conveyed to Curlie E. McGruder, by Quitclaim Deed from Carlton H. Petway, of record in Book 7316, Page 665, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

JAN 22 11 01 AM '88

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

99521

This is unimproved/improved property, known as 805 25th Ave. North, Nashville, TN.

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 I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1988 which the Grantee herein assumes and agrees to pay.

AND I do further covenant and bind myself, and my 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 my hand this 22nd day of January, 1988.

Curlie E. McGruder

Curlie E. McGruder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of January, 1988, before me personally appeared CURLIE E. McGRUDER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

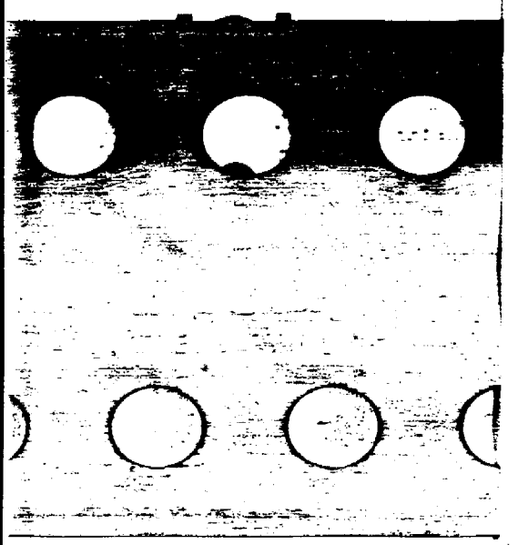
Witness my hand and seal, at office in Nashville, TN, this 22nd day of January, 1988.

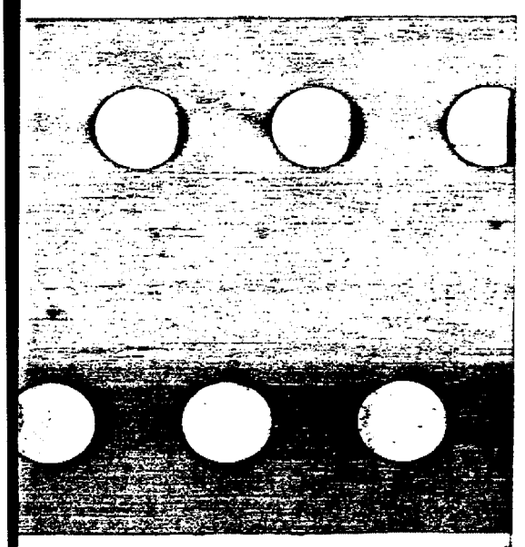
Teresa Arnold

Notary Public

My Commission Expires:
1/21/90

TENNESSEE NOTARY PUBLIC





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7454 PAGE 242

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

CAMT	24000.00
CON TX	67.20
PRFEE	0.50
WDEED	6.00
TOTAL	73.70
CHECK	73.70

01/22/88 01 11:04 0001 052.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9.5.2 I:

IDENTIFI REFERENCE

JAN 22 11 01 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55454