File Box 8/tl

THIS INSTRUMENT PREPARED BY: WILKINS & IVEY, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
J & J Enterprises
932 Douglas Avenue
Nashville, TN 37204

MORTGAGEE:
SAME

BOOK 7674 PAGE 464

MAP-PARCEL NUMBERS:
MAP 103-2
PARCEL 50
8DA-44865

5053 10/11/88 101 03CHECK 60.95

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christine J. Dilworth hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J & J Enterprises, a partnership composed of John T. Duke and Jimmy Rice hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

BEING part of Lot No. 20 on the map of the subdivision of the C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, described according to a survey made by H. B. Fowlkes, July - 1945, as follows:

BEGINNING on the westerly margin of Orlando Avenue at a point 524 feet north of the northerly margin of Burges Street, said point being the northeast corner of the property conveyed to W. V. Roy and wife, by deed from B. R. Kennedy and wife, of record in Book 1227, page 117, said Register's Office; thence with said Avenue, north 8 degrees 50 minutes east 60 feet; thence north 88 degrees 55 minutes west 150 feet; thence south 9 degrees 20 minutes 52.25 feet to the northwest corner of said Roy property; thence with the northerly line of same, south 85 degrees 30 minutes east 150 feet to the beginning.

BEING the same property conveyed to Chrystine J. Dilworth by deed from Sallie A. Jones of record in Book 6551, page 291, Register's Office for Davidson County, Tennessee.

RECEIVED FOR REGISTRATION
Oct 11 10 59 AM '88
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

INSTRUMENT REFERENCE
7.5 0 7 5

This is (~~an~~ improved property, known as 217 Orlando Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of October, 1988.

Christine J. Dilworth

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of October, 1988, before me personally appeared Christine J. Dilworth, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 16,500.00.

John T Duke
Affiant

Subscribed and sworn to before me, this the 7th day of October, 19 88.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

WILKINS IVEY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

from:

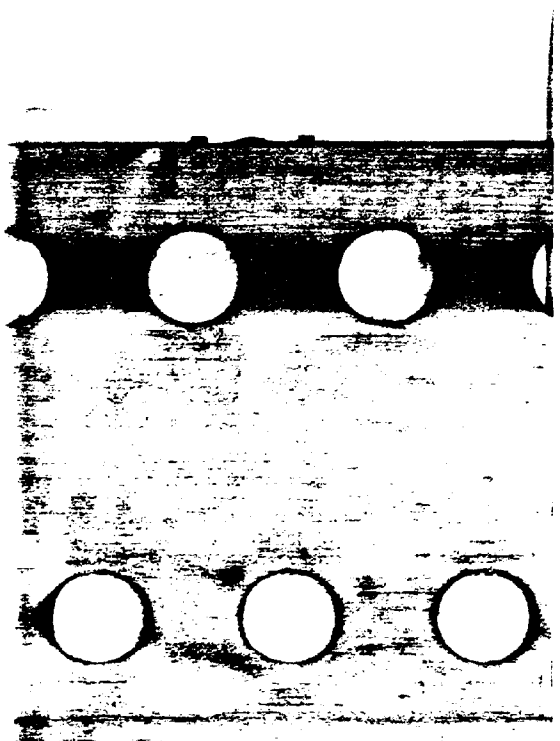
Christine J. Dilworth

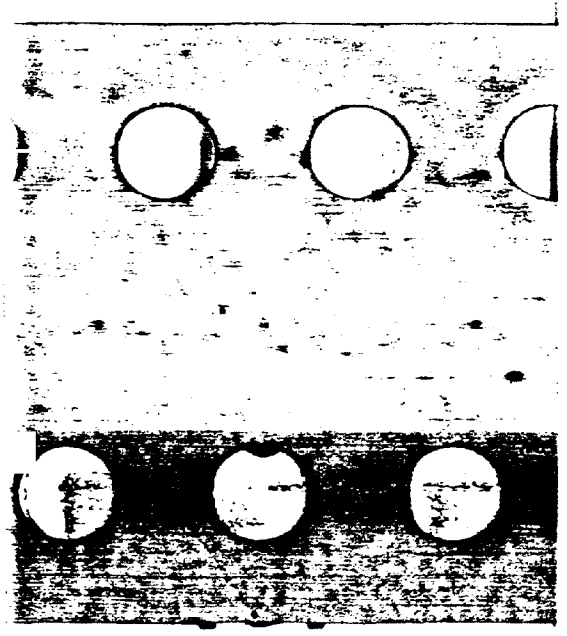
to:

J & J Enterprises, a partnership composed of John T. Duke and Jimmy Rice

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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 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 16500.00
CON TX 54.45
PRFEE 0.50
WDEED 6.00
TOTAL 60.95
CHECK 60.95

10/11/88 01 11:02 0001 5682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7507S

IDENTIFICATION REFERENCE

OCT 11 10 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 142492