This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 7827 PAGE 594

File 6

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 89

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: OWNER	MAP-PARCEL NUMBERS
J & M INVESTMENTS	OWNER	33-12
(NAME)	(NAME)	
425 E. Old Hickory Boulevard		9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		11D 30750
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MADISON INVESTMENT COMPANY, a Tennessee General Partnership, composed of DALE PYRON, JOE PYRON and PHILIP HUNTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & M INVESTMENTS, a Tennessee General Partnership,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 2 on the Plan of Primrose Acres, Section 4, of record in Plat Book 6900, page 700, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Madison Investment Company, a Tennessee General Partnership, composed of Dale Pyron, Joe Pyron and Philip Hunter, by deed from Jones Enterprises, Inc., of record in Book 7353, page 104, Register's Office for Davidson County, Tennessee.

APR 28 11 30 AM '89

28653

unimproved (X)
This is improved ( ) property, known as Lot No. 2, Primrose Acres, Section 4, Madison, Tn. 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 27th day of April, 19 89

MADISON INVESTMENT COMPANY

BY: Dale Pyron
DALE PYRON, Partner

BY: Joe Pyron
JOE PYRON, Partner

BY: Philip Hunter
PHILIP HUNTER, Partner

STATE OF _____

COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor ____, with whom I am personally acquainted, 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 _____

_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ ____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

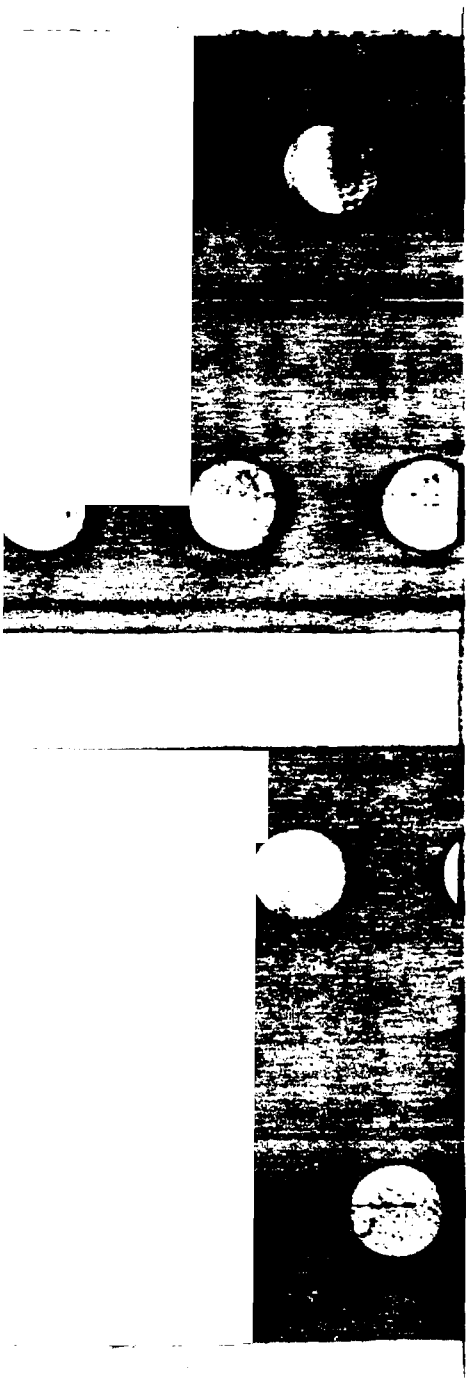
0230 04/28 0101 03CHECK 49.40

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Dale Pyron, Joe Pyron and Philip Hunter, with whom I am personally acquainted, and who, upon oath, acknowledged himself/themselves to be partner/partners of Madison Investment Company the within named bargainor, a partnership, and that he/they as such partner/partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/themselves as partner/partners.

Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of April, 1989.

NOTARY PUBLIC

My Commission Expires: September 11, 1990.



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 13000.00
CON TX 42.90
PRFEE 0.50
WDEED 6.00
TOTAL 49.40
CHECK 49.40
04/28/89 01 11:31 0001 0230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28653

APR 28 11 30 AM '89

No. 204558