This instrument prepared by:
Fred E. Cowden, Jr.
211 Third Avenue North
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
J-Mar Properties, Inc. 210 32nd Street Old Hickory, TN 37138	Same	53-12 146 & 187

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, including the assumption of the balances of notes secured in deeds of trust of record in Book 5719, Page 5; Book 6304, Page 933;Book 7092, Page 442; and Book 7066, Page 865, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, we, Lester Wolf and Mary Ann Wolf, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto J-Mar Properties, Inc., hereinafter called the grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I: Land in Davidson County, Tennessee, being part of Lot No. 1 of Section II, on the Map of the Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southeasterly margin of 32nd Street at the northwesterly corner of the property conveyed to Ogle Jones, by deed from J. E. Clay and wife, as of record in Book 1031, page 302, Register's Office for said County; said point being 130 feet from the intersection of 32nd Street and Pitts Avenue; thence along the margin of the Jones Property in a southeasterly direction 100 feet; thence in a northeasterly direction 30 feet; thence in a southeasterly direction 79 feet to a point in the line between Lots 1 and 2, said point being 100 feet from the margin of Pitts Avenue; thence along the dividing line of Lots 1 and 2 in a southwesterly direction 319.6 feet to the southeasterly corner of a part of Lot 1 conveyed to Robert C. Nixon, as of record in Book 2546, Page 215; thence with Nixon's line in a northwesterly direction, 179 feet to a point in the southeasterly margin of 32nd Street; thence along the margin of said street in a northeasterly direction 289.1 feet to the beginning.

TRACT II: Land in Davidson County, Tennessee, being Lots nos. 11 and 12 of Block 7 of Dabbs and Elliott's Subdivision, as of record in Book 547, page 97, Register's Office for said County.

Said Lots Nos. 11 and 12 front jointly 100 feet on the northerly margin of 32nd Street and run back between parallel lines measuring 144 feet to a dead line in the rear measuring 100 feet.

Being the same property conveyed to Lester Wolf and wife, Mary Ann Wolf, from Rick Knapp and wife, Robin Knapp, by deed of record in Book 7092, Page 442, Register's Office for Davidson County, Tennessee.

This is improved property known as 210 32nd Street, Old Hickory, Tennessee 37138.

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, except for financing statements of record in Book 5719, Page 13; Book 6094, Page 62; and Book 6304, Page 948, Register's Office for Davidson County, Tennessee, 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.

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.

IN WITNESS WHEREOF we have set our hands on this the 20 day of October, 1989.

Lester Wolf
LESTER WOLF

Mary Ann Wolf
MARY ANN WOLF
By Lester Wolf attorney in fact for Maryan Wolf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **LESTER WOLF**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee this 20th day of October, 1989.

Melinda A. Smith
NOTARY PUBLIC

My commission expires: May 8, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 1989, before me personally appeared **LESTER WOLF**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **MARY ANN WOLF**, and acknowledged that he executed the same as the free act and deed of the said MARY ANN WOLF.

WITNESS my hand and seal at Nashville, Tennessee this 27th day of October, 1989.

NOTARY PUBLIC

My commission expires: May 8, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $600.000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of October, 1989.

NOTARY PUBLIC

My commission expires: May 8, 1991

76914

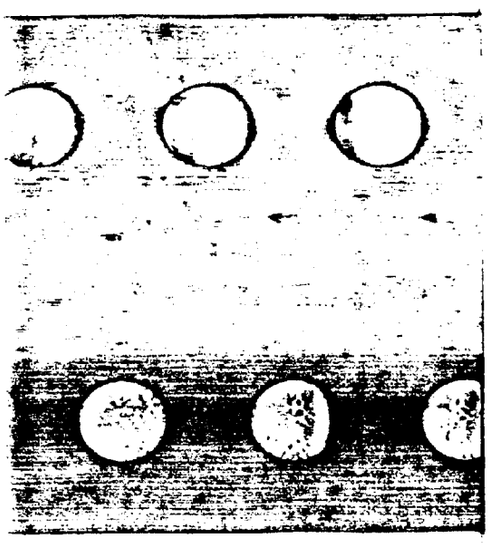
IDENTIF. REFERENCE

OCT 26 2 56 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

9185 10/26 0101 03CHECK 1990.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7968 PAGE 793

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	600000.00
CON TX	1980.00
PRFEE	1.00
WDEED	9.00
TOTAL	1990.00
CHECK	1990.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/26/89 01 14:58 0001 9185

76914

IDENTIF. REFERENCE

OCT 26 2 56 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261299