THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
J & J Properties, a partnership 102 Woodcrest Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 26-1 Parcel 22 Field Book No.: GO 07853

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JUNE FERGUSON, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto J & J PROPERTIES, a partnership composed of, JAMES W. MOORE, and JOE T. VICKERS, hereinafter referred to as the "GRANTEES", its successors or assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin on the south margin of East Street at the northwest corner of this property and the northwest corner of the existing building, thence; with the west side of building South 5 deg. East 238.5 feet to an iron pin in fence, thence; South 87 deg. 30' East (with fence line) 171.7 feet to an iron stake by fence post, thence; North 5 deg. West (with fence line) 83.5 feet to an iron pipe at base of large tree, thence; North 33 deg. 15' East (generally with established fence line) 123.0 feet to a large iron pipe approximately 8 feet tall growing into large tree on the South margin of East Street, thence; with the South margin of East Street, North 50 deg. West 100.0 feet to a point in margin of street, thence; continuing with South margin of East Street North 88 deg. 45' West (joining Northeast corner of existing building at 73.0 feet and on with same) 174.0 feet to an iron pin at northwest corner of building, the point of beginning, containing 1.09 ± acres or 47,500 square feet more or less.

The above description is the Jessie J. Jones property located in the 10th Civil District of Davidson County, Tennessee, and being Lots No. 24, 25, 26, 27, and a portion of Lot No. 32, Block "F", known as the second Edition of Roscoe Place as recorded in Book 843, page 73, Register's Office for Davidson County, Tennessee, and a portion of the north part of the Old Roscoe Drake Property.

Being the same property conveyed to Jack W. Ferguson and wife, June Ferguson by deed from Alton C. Sloan of record in Book 5330, page 503, Register's Office for Davidson County, Tennessee. The said Jack W. Ferguson died testate May 8, 1990, at which time title to the said property became vested in June Ferguson, as his surviving spouse.

Jack W. Ferguson and Jack Wilbur Ferguson, being one in the same.

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, its successors or assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid in full by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 843, page 73, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of June, 1990.

J & J PROPERTIES, a partnership

By: James W. Moore
JAMES W. NOORE, partner

By: Joe T. Vickers
JOE T. VICKERS, partner

June Ferguson
JUNE FERGUSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUNE FERGUSON, a widow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of June, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES W. MOORE and JOE T. VICKERS, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be a partners of J & J Properties, the within named bargainor, a partnership, and that they as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal this the 1st day of June, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

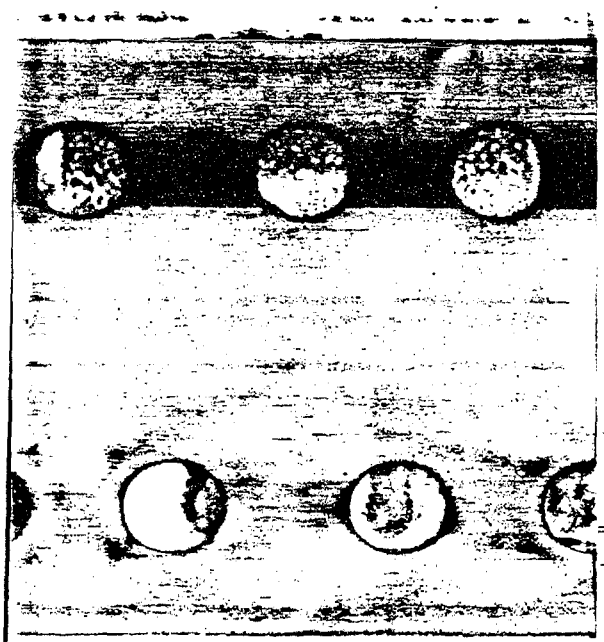
James W. Moore
Affiant

Sworn to and subscribed before me, this the 1st day of June, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93

JUN 6 1 48 PM 1990
DAVIDSON COUNTY, TN
REGISTER
IDENTIFICATION
3 1 5 7 9
769106/06 0101 CHECK 436.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8125 PAGE 73

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				130000.00
			CON TX	429.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	436.00
			CHECK	436.00
06/06/90	01		13:49 0001	7691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3157.9

IDENTIFICATION REFERENCE

JUN 6 1 49 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 325374