WARRANTY DEED

FROM: Josel Investors, Inc. TO: Roy Conway Flowers and George Dunn

* * *

Name and Address of New Owner(s)	Send Tax Bills:	Map/Parcel No.
Roy Conway Flowers and George Dunn 194 Spence Lane Nashville, TN 37210	-same-	Map 94 Parcel 121

* * *

STATE OF TENNESSEE)
)
COUNTY OF Madison)

The actual consideration or value, whichever is greater, for this transfer is $85,500.00.

Adeliza (Lisa) Caldwell
AFFIANT

Sworn to and subscribed before me this 27th day of July, 1994.

William B Johnston
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires Nov. 30, 1994.

* * *

FOR AND IN CONSIDERATION OF the sum of $85,500, Josel Investors Enterprise, Inc., dba Josel Investors, Inc. (hereinafter GRANTOR), has bargained and sold and, by these presents, does hereby transfer and convey unto Roy Conway Flowers and George Dunn (hereinafter GRANTEES), their heirs and assigns, in fee simple absolute, the following described property:

Land in Davidson County, Tennessee, being Lot No. 21-B on the plan of Section 3, River Hills Industrial Park, as of record in Plat Book 4660 at page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 21-B fronts 182.68 feet on the easterly margin of Spence Lane and extends back 133.37 feet on the northerly line and 163.37 feet on the southerly line to a rear lot line which measurers 108.30 feet thereon.

Being the same property conveyed to Josel Investors, Inc. by Warranty Deed from Thomas B. Caldwell, III and wife, Adeliza Caldwell, of record in Book 9053, page 896, Register's Office for Davidson County, Tennessee.

The said Josel Investors, Inc. is one and the same entity as Josel Investors Enterprise, Inc., a Tennessee Corporation.

This is improved property known as 194 Spence Lane, Nashville, Tennessee, 37210.

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, GRANTOR hereby covenants with the GRANTEES that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND, the said GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR, by and through its lawful and authorized representative, hereby sets its hand on this 27th day of July, 1994.

75827
IDENTIF. & REFERENCE

94 JUL 28 PM 3:53
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

JOSEL INVESTORS ENTERPRISE, INC.
dba JOSEL INVESTORS, INC.

BY: Adeliza Caldwell
ADELIZA CALDWELL

TITLE: SECRETARY

THIS INSTRUMENT PREPARED BY: Ronald L. Stone, Attorney at Law, 211 Printer's Alley, Suite 502, Nashville, Tennessee, 37211.

STATE OF TENNESSEE)
)
COUNTY OF MADISON)

Before me, Adeliza Caldwell, a Notary Public in and for the State and County aforesaid, personally appeared Adeliza Caldwell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Josel Investors Enterprise, Inc., dba Josel Investors, Inc., a corporation, and that she, as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Secretary thereof.

Witness my hand and official seal at Jackson, Tennessee, this the 27th day of July, 1994.

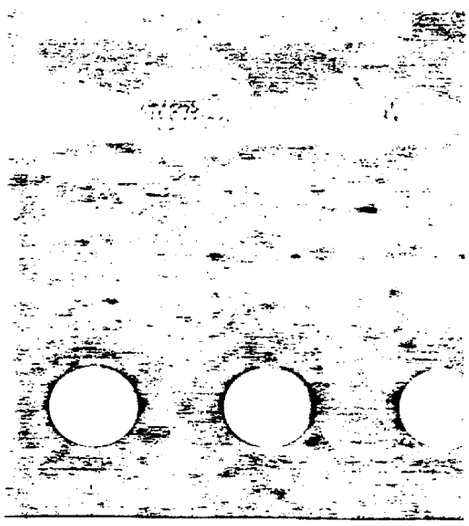
2043 07/28/94 01:10 PM CHECK
325.35

Nan B Johnston
NOTARY PUBLIC

My Commission Expires Nov. 30, 1994

MY COMMISSION EXPIRES: _____.

1:072594.17





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

RECEIVED OF _____

FOR _____

BOOK 9420 PAGE 549

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 85500.00
				CON TX 316.35
				PRFEE 1.00
				WDEED 8.00
				TOTAL 325.35
				CHECK 325.35
07/28/94	01			15:53 0001 2043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75827
IDENTIF. & REFERENCE

94 JUL 28 PM 3:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 818592