This Instrument Prepared By:
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

ADDRESS NEW OWNER:
J & N, INC.
712 Rebel Road
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
FIRST BANK & TRUST
P. O. Box 355
Mt. Juliet, Tennessee 37122-0355

MAP AND PARCEL:
MAP 75-4
PARCEL 193
FB# 4D-24995

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, GLADYS H. HIGHERS, unmarried, and KATHRYNE H. PUGH, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto J & N, INC., a Tennessee Corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 456 on the Plan of Section Seven, Tulip Grove, as of record in Plat Book 4300, Page 186, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James R. Higher and wife, Gladys H. Higher, subject to a life estate in a one half interest to Mrs. Lizzie G. Hunter by deed from Johnson Homes, Inc. of record in Book 4826, Page 889, said Register's Office. The said James R. Higher and Lizzie G. Hunter have since died. The said Gladys H. Higher and Gladys J. Highers are one and the same person. Gladys H. Highers has subsequently conveyed this subject property to Gladys H. Highers and Kathryne H. Pugh by quitclaim deed of record in Book 8981, Page 556, Register's Office of Davidson County, Tennessee.
>
> Michael D. Pugh, Sr., spouse of Kathryne H. Pugh, hereby joins in the execution of this instrument for the sole purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Kathryne H. Pugh.
>
> This is improved property known as 520 Trenton Court, Hermitage, TN 37076.
>
> This conveyance is made subject to the following:
>
> 1. 1994 County Property Taxes have been prorated and paid by the Grantors.
>
> 2. Restrictive Covenants for Tulip Grove, Section VII of record in Trust Deed Book 4639, Page 267, Register's Office of Davidson County, Tennessee.
>
> 3. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Section Seven, Tulip Grove of record in Plat Book 4300, Page 186, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said J & N, INC., a Tennessee Corporation, its successors and assigns, forever; and we, GLADYS H. HIGHERS, unmarried, and KATHRYNE H. PUGH, do further covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of September, 1994. BOOK 9472 PAGE 98

GLADYS H. HIGHERS

KATHRYNE H. PUGH

MICHAEL D. PUGH, SR.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, GLADYS H. HIGHERS, unmarried, and KATHRYNE H. PUGH and husband, MICHAEL D. PUGH, SR. with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 20th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 89,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

MAIL ENV.

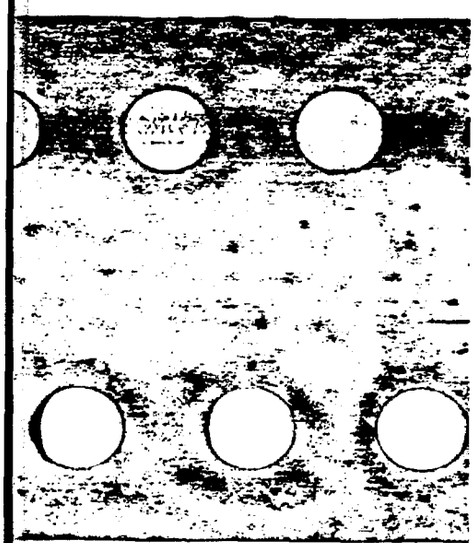
IDENTIF. + REFERENCE

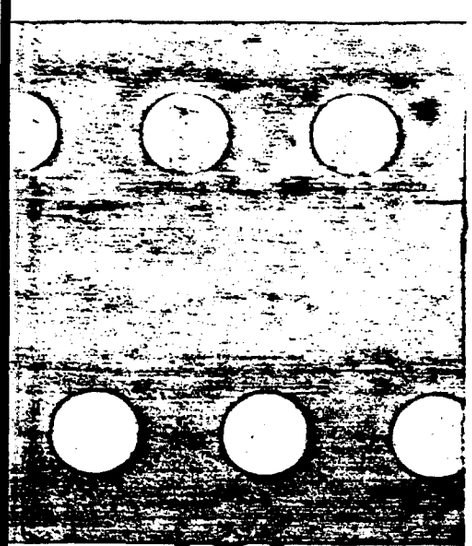
93141

FILED SEP 22 AM 9:32

DAVIDSON COUNTY, TN.

9472 PAGE 98 BOOK 9472





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

RECEIVED OF _____

FOR _____

BOOK 9472 PAGE 99

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
09/22/94	01	09:31 0001	0872	

CAMT	89000.00
CON TX	329.30
PRFEE	1.00
WDEED	8.00
TOTAL	338.30
CHECK	338.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93141
IDENTIF. ↑ REFERENCE

94 SEP 22 AM 9:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 837165