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

BOOK 9493 PG 155

ADDRESS NEW OWNER:
J & G ASSOCIATES
2509 Cruzen Street
Nashville, TN 37211

SEND TAX BILL:
To Owner

MORTGAGEE:
Union Planters Bank of Middle Tennessee
401 Union Street
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 034-03-0
PARCEL 023.00
FB# 10D-39880

WARRANTY DEED

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, the receipt of which is hereby acknowledged, we, JIM SISCO and BEN CLOSE, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto J & G ASSOCIATES, a Tennessee General Partnership composed of Gerlie V. Rickard and William J. Sudekum, Sr., 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 the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being at a point on the westerly margin of Twin Hills Drive, said point being located 683.00 feet southeast of the intersection of the westerly margin of Twin Hills Drive and the easterly margin of Gallatin Road, thence South 49° 23' 54" East 300 feet to point in the westerly margin of Twin Hills Drive; thence South 49° 47' 06" West 536.68 feet to an iron pin; thence North 43° 00' West 300 feet to an iron pin; thence northeasterly to the point of beginning.

Being the same property conveyed to Jim Sisco and Ben Close by deed from First Bank & Trust of record in Book 9493, Page 152, said Register's Office.

This is unimproved property known as 94 Twin Hills Drive, Madison, TN 37115.

This is not now, nor has it ever been the residence of the Grantors herein.

This conveyance is made subject to the following:

1. Easements in favor of the Metropolitan Government for Nashville and Davidson County for sewer of record in Book 5587, Page 475; Book 5587, Page 499; and, Book 5561, Page 504, Register's Office of Davidson County, Tennessee.

2. Dedication of water main and connections to Madison Utility District of record in Book 7653, Page 287, 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 GRANTEE, its successors and assigns, forever; and we, JIM SISCO and BEN CLOSE, 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 GRANTEE, its successors 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 7th day of October, 1994.

JIM SISCO

BEN CLOSE

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, JIM SISCO and BEN CLOSE, 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 12th day of October, 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 $ 120,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of October, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

99811

IDENTIF. & REFERENCE

94 OCT 14 AM 9:21

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

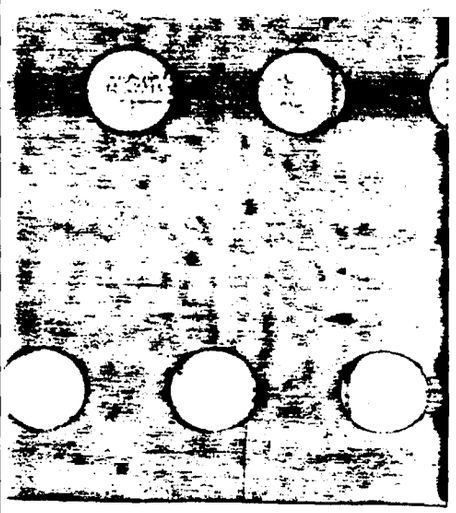
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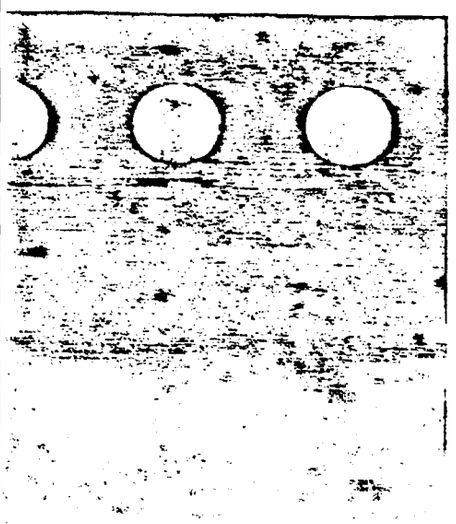
8061 10/14 0101 03CHECK 453.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9493 PG 157

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 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0 0001 8061

99811
IDENTIF. ↑ REFERENCE

94 OCT 14 AM 9:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 844262