BOOK 9546 PG 677 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Dec 1994

Notary Public

MY COMMISSION EXPIRES: 9-24-98

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 Fifth Avenue, North, Nashville, TN 37219.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TJAM, A TN Gen. Partnership	Same	Map: 104-08
(NAME) 1308 Sixteenth Ave., S.	(NAME)	Parcel: 340
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	FB: 22W16585
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rexie Graves, unmarried and Jenifer Kenle, unmarried, reserving unto the said Rexie Graves, an estate for an during her natural life, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TJAM, a Tennessee General Partnership Composed of Terrell T. Ketcham, James K. Rodney, Lee Allen Reynolds, and Mark J. Miller HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a part of Lot No. 41 on the Map of O.B. Hayes' Rokeby Addition, of record in Book 21, page 87, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of 16th Avenue, South, 100 feet South of the southerly margin of Horton Avenue, formerly Weston Avenue; thence easterly and parallel to Horton Avenue, 147.5 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 56 feet to a point; thence westerly 147.5 feet to the easterly margin of 16th Avenue, South; thence with the margin of the same, northerly 56 feet to the beginning.

Being the same property conveyed to Deborah Mashburn and Jenifer Kenle, reserving unto Rexie Graves an estate for and during her natural life, by deed from Rexie Graves Foley, now Rexie Graves of record in Book 6059, page 362, Register's Office for Davidson County, Tennessee.

Also being the same property whereas Deborah Mashburn, now Deborah Mashburn Dawson, conveyed her interest to Rexie Graves by quitclaim deed of record in Book 8582, page 161, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 1312 16th Avenue, South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 14TH day of DECEMBER, 19 94

Rexie Graves
REXIE GRAVES

Jenifer Kenle
JENIFER KENLE
N I

STATE OF ~~TENNESSEE~~ WEST VIRGINIA
COUNTY OF ~~DAVIDSON~~ UPSHUR

BOOK 9546 PG 678

Personally appeared before me, Debra A. Wilson, a Notary Public in and for said County and State, ~~REXIE GRAVES and~~ JENIFER KENLE (N I)

with whom I am personally acquainted, and who acknowledged that ~~THEY~~ She executed the within instrument for the purpose therein contained.

Witness my hand at office in ~~Nashville~~ Buckhannon West Virginia ~~Tennessee~~ this 13th day of December, 1994.

Debra A. Wilson
Notary Public

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
DEBRA A. WILSON
RT. 4. BOX ~~357~~ 558E
BUCKHANNON, WV 26201
My Commission Expires October 9, 2001

My commission expires: Oct. 9, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DEBRA S. MILLER, a Notary Public in and for said County and State, REXIE GRAVES, 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 in NASHVILLE, Tennessee on this the 14 day of [illegible], 1994.

Debra S Miller
NOTARY PUBLIC

My Commission Expires: 9/26/98

DEED

FROM
REXIE GRAVES and JENIFER KENLE (N I)

TO
TJAM, A Tennessee General Partnership

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

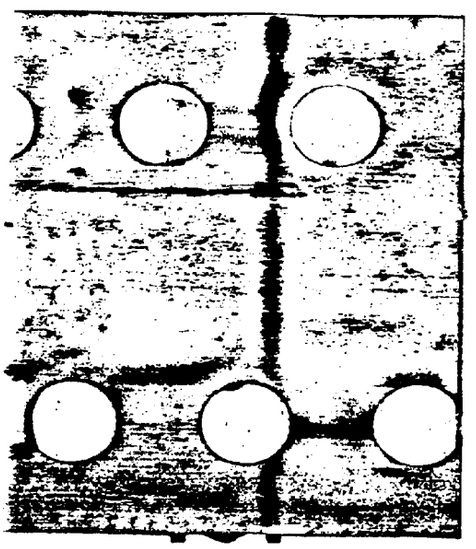
94 DEC 15 PM 2:48
FELIX A. BELL JR. REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

1481 12/15/94 01:01 CHECK 471.50

17572
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9546PG679

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	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
12/15/94	01		14:48 0001	3481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17572
IDENTIF. ↑ REFERENCE

94 DEC 15 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 863437