Box 36

This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238
00274741, Box ~~35~~

BOOK 9595 PG 809

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
G&W Door Company Inc 935 5th Ave South Nashville TN 37203	Same	Map 50 Parcel 48 (portion of)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Grantee, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, J & G Associates, a Tennessee general partnership, composed of Gerlie V. Rickard, William J. Sudekum and Jeane M. Walker has this day bargained and sold, and does hereby transfer and convey unto G & W Door Company, Inc. d/b/a Overhead Door Co. of Nashville, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

Affiant

Subscribed and sworn to before me, this the 14 day of February, 1995.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Notary Public

My Commission Expires:

This is improved ( ) unimproved (X) property, known as:

3840 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns, forever, we covenant that it is

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for matters shown on Schedule B, attached hereto. BOOK 9595 PG 810

WE FURTHER COVENANT AND BIND ourself, our (successors), heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 14 day of February, 1995.

J & G ASSOCIATES, a Tennessee general partnership

By: _____
Gerlie V. Rickard, PARTNER

BY: _____
William J. Sudekum, PARTNER

By: _____
Jean M. Walker, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Gerlie V. Rickard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of J & G Associates, a Tennessee general partnership, the within named bargainor, and that he 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 himself as partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14 day of February, 1995.

_____
NOTARY PUBLIC

My Commission expires: 11-10-97

STATE OF FLORIDA

BOOK 9595 PG 811

COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Jeane M. Walker, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be partner of J & G Associates, a Tennessee general partnership, and that he as such partner being authorized so do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS MY HAND AND SEAL, at office in Sarasota, Florida, this 27 day of January, 1995.

Marion J. Dey
NOTARY PUBLIC

My commission expires: ✓

NOTARY PUBLIC STATE OF FLORIDA
MARION J. DEY
MY COMM EXP. 1-18-96
BONDED BY SERVICE INS CO
NO CC172415

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Gerlie V. Rickard, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of William J. Sudekum, and acknowledged that he executed the same as the free act and deed of the said William J. Sudekum.

Witness my hand at Nashville, Tennessee, this ____ day of _____, 1995.

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared William J. Sudekum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of J & G Associates, a Tennessee general partnership, the within named bargainor, and that he as such partner being authorized so to do, executed the foregoing instrument for the purpose therein contaiend, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14th day of February, 1995.

Gerlie V. Jones
NOTARY PUBLIC

My commission expires:

11-10-97

NOTARY PUBLIC AT LARGE
LINDA V. JONES

EXHIBIT A

Land in the 12th Civil District of Davidson County, Tennessee, on the westerly side of Dickerson Pike, near the intersection of Due West Avenue, and being Lot No. 1 on the Final Subdivison Plat of J & G Associates Dickerson Road, of record in Book 7900, page 890, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to J & G Associates, a Tennessee general partnership composed of Gerlie V. Rickard, William J. Sudekum and Jeane M. Walker, by deed from Joel W. Hemphill and wife, LaBreeska R. Hemphill, of record in Book 6568, page 974, Register's Office of Davidson County, Tennessee.

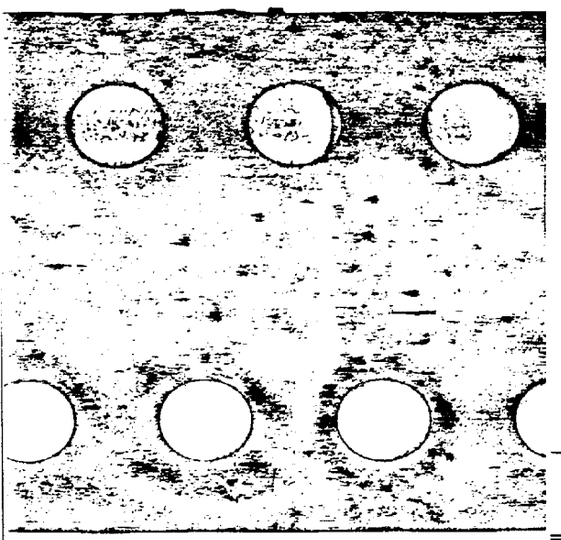
EXHIBIT B

Taxes for 1995, a lien but not yet due and payable.

Easement for Sanitary Sewers and/or Storm Draiange granted to Metropolitan Government of Nashville and Davidson County, of record in Book 6740, page 910, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plan of Final Subdivision Plat of J & G Associates, of record in Book 7900, page 890, Register's Office for Davidson County, Tennessee.

34350
IDENTIF. & REFERENCE
95 FEB 15 AM 11:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
1965 02/14 0101 03CHECK 322.25



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

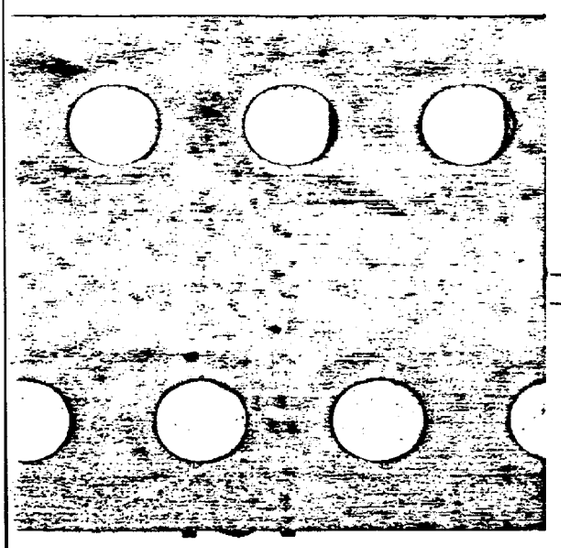
RECEIVED OF _____

FOR _____

BOOK 9595 PG 813

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 82500.00
CON TX 305.25
PRFEE 1.00
MDEED 16.00
TOTAL 322.25
CHECK 322.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/14/95 01 23:34 0001 1965

34350
IDENTIF. # REFERENCE

95 FEB 15 AM 11:36

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 881674