TYS

SPECIAL WARRANTY DEED

BOOK 9627 PG 128

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, 17TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TN 37219.

95 MAR 24 PM 1:33
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

45058
IDENTIF. & REFERENCE

GRANTOR: RAY MASSA

GRANTEE: CJ'S PAWN & JEWELRY, L.L.C.

PICK-UP

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
CJ's Pawn & Jewelry 429 North Mt. Juliet Rd Mt. Juliet, TENN 37122	CJ's Pawn & Jewelry 429 North Mt. Juliet Rd Mt. Juliet, TN 37122	82-06 37.00

****

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAY MASSA, GRANTOR, does hereby bargain, sell and convey to CJ'S PAWN & JEWELRY, L.L.C., GRANTEE, its successors and assigns the following described parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A, attached hereto and made a part hereof by this reference.

The Property is improved property located at 709-711 North 1st Street, Nashville, Tennessee 37213.

This conveyance is expressly made subject to all matters of record.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$105,000.00

The actual consideration for this transfer is: ~~$110,000.00~~.

Charles V. Duncan
Affiant

Sworn to and subscribed before me, this the 22nd day of March, 1995.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 7/25/98

150545.1 3/22/95

Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters of record.

Except as to those matters of record, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Witness my hand this 22nd day of March, 1995.

Ray Massa

RAY MASSA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LEA KROLL, a Notary Public of said County and State, **RAY MASSA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 22nd day of March, 1995.

Lea Kroll

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 7/25/98

3709 03/24 0101 03CHECK 401.50

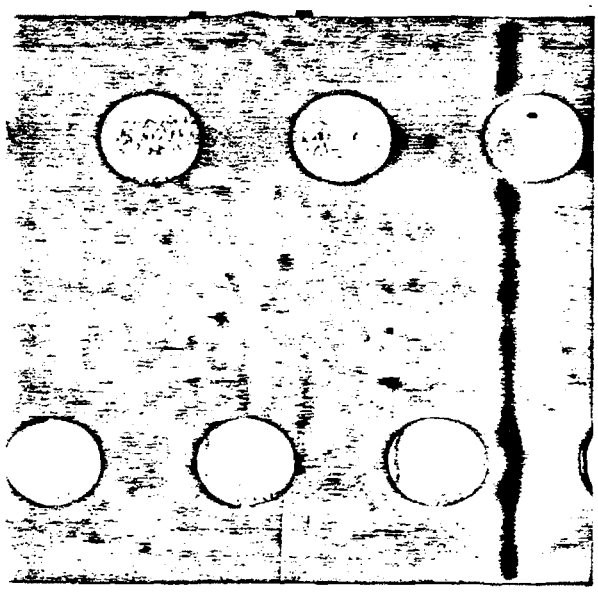
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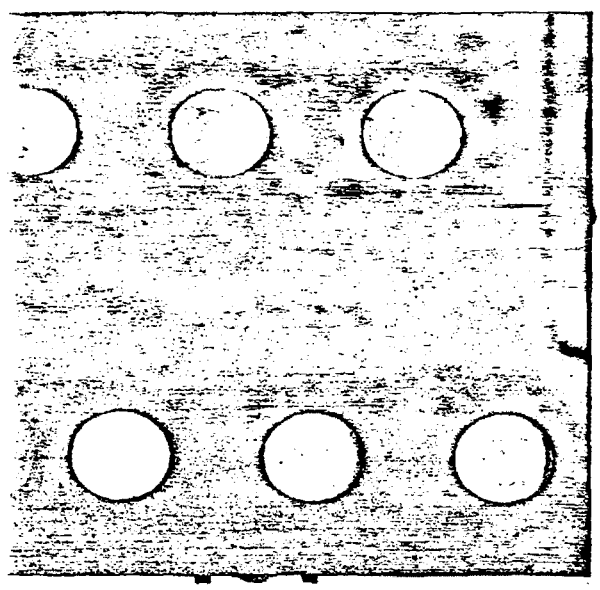
EXHIBIT A

Land in Davidson County, Tennessee, being Lots No.s 4, 5 and the southerly 20 feet of Lot 6 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25 in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Said Lot Nos. 4 and 5 front together 120 feet on the easterly said of North First Street, formerly White's Creek Pike, and extends back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Ray Massa by Trustee's Deed of record in Book 9516, page 97, R.O.D.C. by the same description, there being no new survey.





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

RECEIVED OF _____

FOR _____

BOOK 9627 PG 131

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 105000.00
CON TX 388.50
PRFEE 1.00
[illegible] 12.00
TOTAL 401.50
CHECK 401.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/24/95 01 13:34 0001 3709

45058
IDENTIF. ↑ REFERENCE

95 MAR 24 PM 1:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 893269