9829-931

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 23,000.00

Affiant

Sworn to and subscribed before me this 16th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 11/28/98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
F & J Enterprises, Inc.	Same	Map 105-7
191 Edmund Court		Par. 213
Franklin, TN 37064		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wilson Enterprises, Inc., hereinafter called Grantor, have bargained and sold, and by these presents does transfer and convey unto F & J Enterprises, Incorporated, hereinafter called Grantee, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 2 on the Map of Hamilton's Subdivision, as of record in Minute Book 1, page 97, County Court for said County, being lot No. 12 on the unrecorded subdivision of said lot No. 2. According to a survey made by W. D. Southgate, Surveyor, May 8, 1940.

Said Lot No. 12, fronts 50 feet on the northerly side of Hamilton Avenue and runs back between parallel lines, parallel with and 100 feet east of the easterly margin of Pillow Street, 167.5 feet to an alley.

Being the same property conveyed to Wilson Enterprises, Inc., by deed from Jack A. Best and wife, Elsie S. Best, of record in Book 9820, page 179, Register's Office for Davidson County, Tennessee.

This is improved property known as 522 Hamilton Avenue, Nashville, Tn 37203.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 my hand this 16th day of October, 1995.

WILSON ENTERPRISES, INC.

BY: _____
Hal Wilson, Secretary

7502 10/17 0101 03CHECK 94.10

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hal Wilson, the Secretary for Wilson Enterprises, Inc., the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of October, 1995.

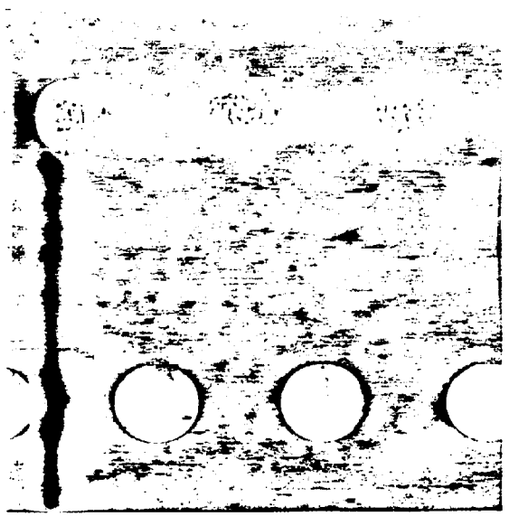
_____
NOTARY PUBLIC

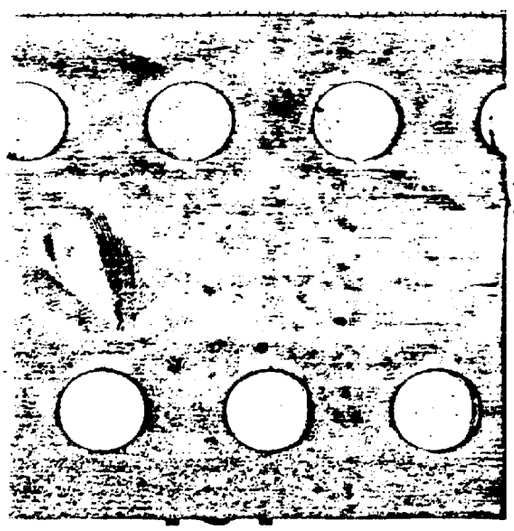
My Commission Expires: 11/28/98

01112877
IDENTIFICATION REFERENCE

95 OCT 17 AM 11:28
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





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

RECEIVED OF _____

FOR _____ BOOK 9829 PG 933

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 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 8.00
TOTAL 94.10
CHECK 94.10

10/17/95 01 11:29 0001 7502

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01112877
IDENTIFICATION REFERENCE

95 OCT 17 AM 11:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 966432