This instrument prepared by:
Hugh W Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 9839 PG 132

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
FJ&S Investments and Drew R. Maddux, et al c/o Steve Horrell 3030 Sidco Drive Nashville, TN 37204	SAME	Map 118-12 Parcel 049

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

FJ&S Investments, a Tennessee General Partnership whose partners are Steve Horrell and Fred T. Horrell (the "Grantor") does hereby bargain, sell, transfer and convey a 65.03% undivided interest to Drew R. Maddux and a 9.97% undivided interest to Maddux Realty and Construction Co., Inc., a Tennessee corporation, (the "Grantee") their heirs, representatives and assigns, real property located in Nashville, Davidson County, Tennessee and more particularly described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee being Lots Nos. 78, 79 and 80 on the Plan of Sidco Subdivision, Section II, as of record in Plat Book 2331, page 93, Register's Office for said county, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to FJ&S Investments, a Tennessee general partnership by deed from Horrell Properties, Inc. of record in Book 8222, page 476, Register's Office for Davidson County, Tennessee.

Said property is unencumbered except as shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Drew R. Maddux, and Maddux Realty & Construction Co., Inc., their heirs, representatives and assigns, forever.

AND FJ&S Investments does covenant with the said Drew R. Maddux and Maddux Realty & Construction Co., Inc. that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as specified above.

AND FJ&S Investments does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Drew R. Maddux and Maddux Realty & Construction Co., Inc., their heirs, representatives and assigns against the lawful claims of all persons whomsoever except as to matters shown on Exhibit A to which this conveyance is made subject.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 25th day of October, 1992.

FJ&S Investments, a Tennessee General Partnership

BY: _____
Steve Horrell, General Partner

BY: _____
Fred T. Horrell, General Partner

011158
IDENTIFICATION REFERENCE

95 OCT 26 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9839 PG 133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, PATTY J. WELCH of the state and county mentioned, personally appeared STEVE HORRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of FJ&S Investments, the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of October, 1995.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11/22/97.

STATE OF Florida
COUNTY OF Polk

My Commission Expires NOV. 22, 1997

Before me, Bernard R. Provencher of the state and county mentioned, personally appeared FRED T. HORRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of FJ&S Investments, the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, at office in Winter Haven Florida, this 31st day of October, 1995.

Bernard R. Provencher
NOTARY PUBLIC

BERNARD R. PROVENCHER
MY COMMISSION # CC 297567
EXPIRES: June 27, 1997
Bonded Thru Notary Public Underwriters

My Commission Expires: June 27, 1997.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,700,000.00.

AFFIANT

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11/22/97

My Commission Expires NOV. 22, 1997

EXHIBIT A BOOK 9839 PG 134

EXCEPTIONS TO TITLE

1. The exception and reservation in favor of the United States of America in and to all fissionable materials as described in that ceratin deed of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

2. Conditions of Owners Certificate, a 30 foot minimum building setback line from Sidco Drive and 50 foot setback line from Thompson Lane; a reserved private easement for railroad track and private utilities which contains an 8 inch sewer line; a 7-1/2 foot easement for drainage along the southerly line of Lot 78; and a 10 foot utility easement which contains an 8 inch water line along the northerly portion of Lot 80 as well as any other matters, all as shown on plan of record in Plat Book 2331, page 93, said Register's Office.

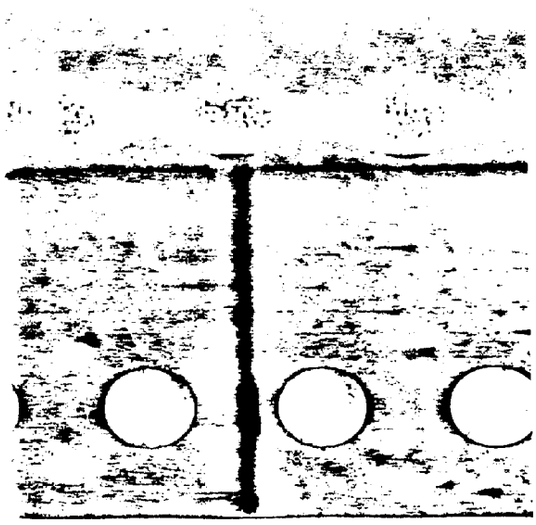
3. Easement for use of all of the sewerage facilities and equipment in, on and over the premises of record in Book 2486, page 314, said Register's Office.

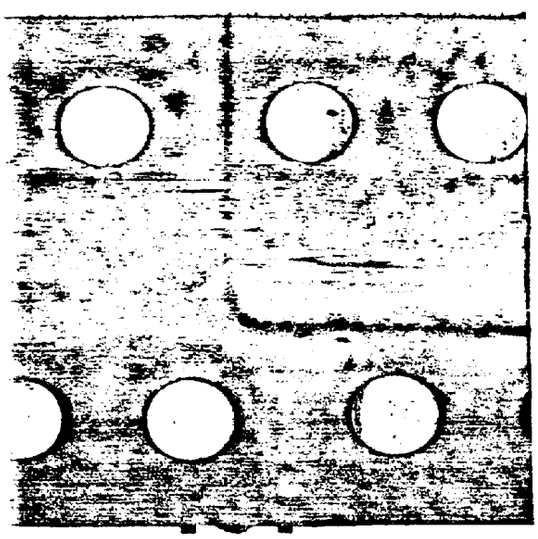
4. Easement for railroad right of way as set forth in instrument of record in Book 2499, page 79, said Register's Office.

5. Water mains and equipment appurtenant thereto and easements therefore that have been transferred to the City of Nashville by instrument of record in Book 2244, page 611, said Register's Office. Easements to the Metropolitan Government of Nashville and Davidson County, for storm sewers of record in Book 4124, page 292, said Register's Office.

6. Current year's taxes, a lien currently due and payable.

1999 10/26 0101 03CHECK 6303.00





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

RECEIVED OF _____

FOR _____

BOOK 9839 PG 135

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

DAMT	1700000.00
CON TX	6290.00
PRFEE	1.00
WDEED	12.00
TOTAL	6303.00
CHECK	6303.00

11/01/95 01 15:14 0001 1049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 OCT 26 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0116158
IDENTIFICATION REFERENCE

No. 969720