ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
F & J Enterprises, Inc. 191 Edmond Court Franklin, TN 37064	NEW OWNER	Map 071-110 Parcel 206.00

This instrument prepared by: Robert J. Notestine, III Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Wilson Enterprises, Inc., (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto F & J Enterprises, Inc. (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 362 and 363 on the Plan of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for said county.

Said Lots Nos. 362 and 363 fronts 25 feet each on the easterly side of Meridian Street an extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Wilson Enterprises, Inc. by Special Warranty Deed from NationsBanc Mortgage Corporation of record in Book 9864, page 905, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1421 Meridian Street, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

Frances Viviano
Affiant

Subscribed and sworn to before me this 28th day of December, 1995.

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of December, 1995.

Wilson Enterprises, Inc.
by: _____
Hal E. Wilson, Secretary

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hal E. Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged Hal E. Wilson to be the Secretary respectively of Wilson Enterprises, Inc., the within named bargainor, a corporation and that Hal E. Wilson as such Secretary, executed the foregoing instrument for the purpose therein contained by signing the anme of the corporation by the said Hal E. Wilson as Secretary and attesting the same by the said Hal E. Wilson as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee this 28th day of December, 1995.

_____
Notary Public

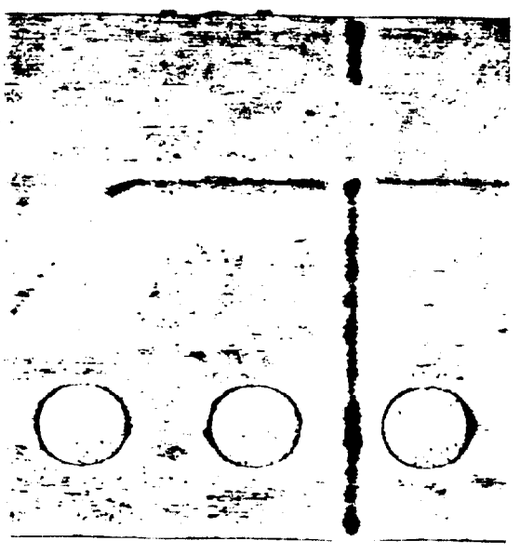
My Commission Expires: 1-24-98

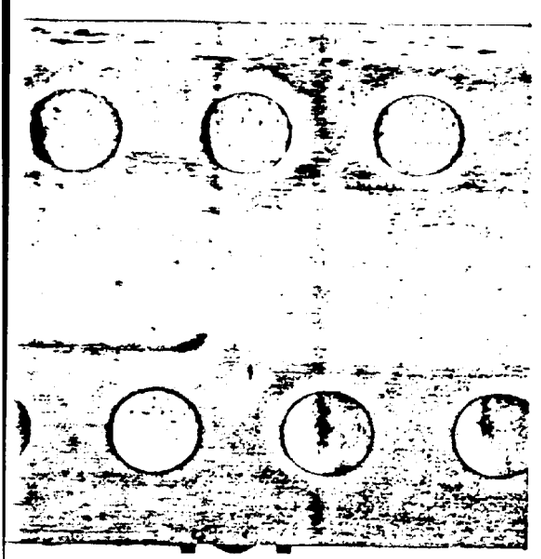
0136308
IDENTIF. & REFERENCE

95 DEC 29 AM 10:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

2899 12/29 0101 03CHECK 120.00





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

RECEIVED OF _____

FOR _____

BOOK 9902 PG 869

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	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	8.00
TOTAL	120.00
CHECK	120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 13498495 01 10-17-2001 2899

0136308
IDENTIF. ↑ REFERENCE

95 DEC 29 AM 10:48
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 991281