J6B

10023-219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
F & J Enterprises 191 Edmond Court Franklin, TN 37064	NEW OWNER	Map 052-01-0 Parcel 026.00

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 does transfer and convey unto F & J Enterprises (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 Lot No. 41 on the Plan of the Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wilson Enterprises, Inc. by Warranty Deed from Fred West and Pedro Martinez of record in Book 10023, Page 216, said Register's Office for Davidson County, Tennessee.

This description was 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 139 Harrington Avenue, Madison, Tennessee 37115.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Frances Vivona, President
Affiant

Subscribed and sworn to before me this 19th day of April, 1996.

Notary Public

My Commission Expires 1-24-99

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 is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors 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 19th day of April, 1996.

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,** the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be Secretary of Wilson Enterprises, Inc., with within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of Wilson Enterprises, Inc. by himself as Secretary.

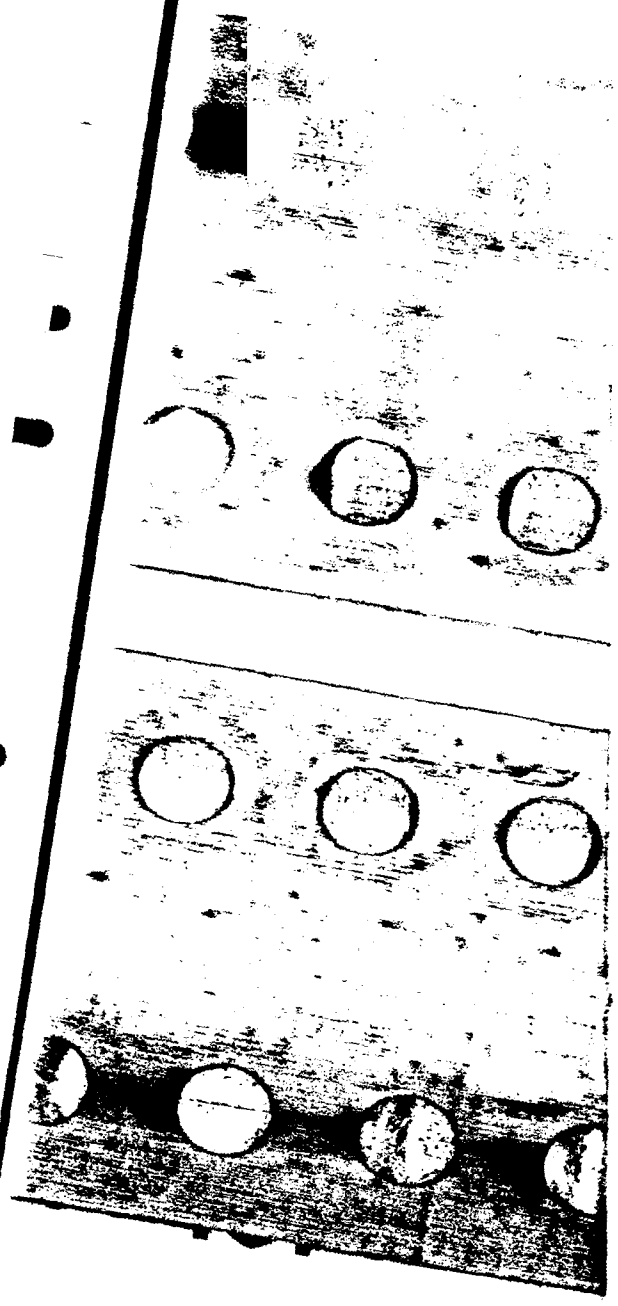
WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April, 1996.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-98

95 APR 22 PM 2:18
DAVIDSON COUNTY, TN.

01173876
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10023 PG 221

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MG	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

CHG	25000.00
[illegible]	95.50
[illegible]	1.00
[illegible]	9.00
[illegible]	131.50
[illegible]	131.50
[illegible]	[illegible] 3000 3.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173876
IDENTIFICATION REFERENCE
96 APR 22 PM 2:18
REGISTER
DAVIDSON COUNTY, TN.

No. 10311