268

BOOK 10081 PG 973

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Stuart Harmer P.O. Box 50764 Nashville, TN 37205- 0764	NEW OWNER	Map 160-160 Parcel 100.00

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, F & J Enterprises, Inc., a Tennessee Corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Stuart Harmer (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. 282 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, Pages 92 and 93, said Register's Office.

Said Lot No. 282 fronts 75 feet on the northerly side of Dellway Drive and extends back 285.3 feet on the westerly line and 290.1 feet on the easterly line to a dead line measuring 75.1 feet thereon.

Being the same property conveyed to F & J Enterprises, Inc., a Tennessee Corporation by Warranty Deed from Bill E. Hunter and wife, Eva Jean Hunter of record in Book 10015, Page 800, 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 151 Dellway Drive, Nashville, Tennessee 37207.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $49,000.00.

Herman Ruben
Affiant

Subscribed and sworn to before me this 7th day of June, 1996.

Notary Public

My Commission Expires 1-24-98

NOTARY PUBLIC

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 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 7th day of June, 1996.

F & J ENTERPRISES, INC.
a Tennessee Corporation

BY: Frances Viviano, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frances Viviano, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be President of **F & J Enterprises, Inc., a Tennessee Corporation**, the within named bargainor, a corporation, and that he/she as such Pres executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Pres.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1996.

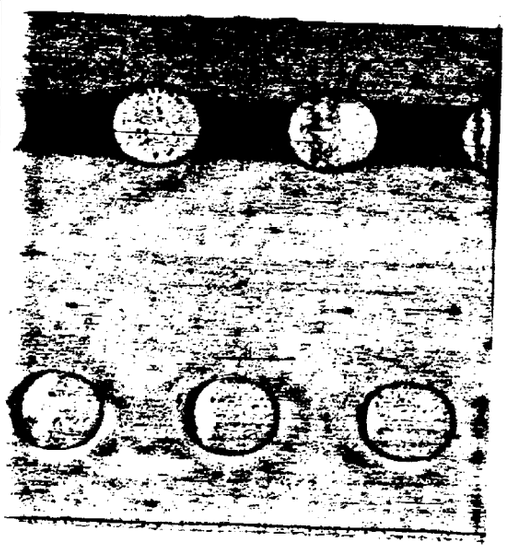
NOTARY PUBLIC

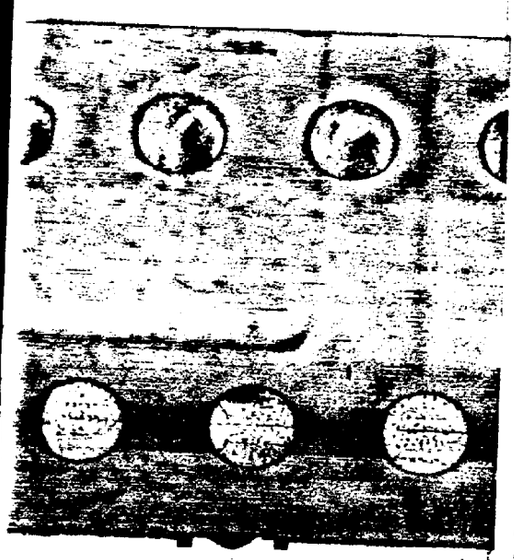
My Commission Expires: 1-24-98

0191249
IDENTIF. & REFERENCE

96 JUN 10 PM 2:48
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

1864 06/10 0101 03CHECK $100.30





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

RECEIVED OF _____

FOR _____

BOOK 10081 PG 975

~~1865 06/10 0101 03CHECK 1631.70-~~

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 49000.00
				CON TX 1813.00
				PRFEE 1.00
				WDEED 8.00
				~~TOTAL 1822.00~~
				~~CHECK 1822.00~~
06/10/96	01			14:50 0001 1864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
CON TX 1813.00-
CON TX 181.30
~~TOTAL 1631.70-~~
~~CHECK 1631.70-~~

06/10/96 01 14:52 0001 1865

0191249
IDENTIF. ← REFERENCE

96 JUN 10 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TOTAL #190.30

No. 1049706