(2)

35

This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, Tn 37219
00279775, Box 35

BOOK 10237 PG 149

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Elberta Developers, Inc.	Owner	Map 34-6, Parcel 45 (part of)

219 Lincoln Street
Huntsville, Alabama 35801
Phone # 205-533-5624

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Stockton Investments and Holding Co., Inc., an Alabama corporation, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Timothy M. Janson and James Laemmle, have this day bargained and sold, and do hereby transfer and convey unto the said Elberta Developers, Inc., an Alabama corporation, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $138,322.08.

James Laemmle
Affiant

Subscribed and sworn to before me, this the 23 day of October, 1996.

Notary Public

My Commission Expires: 11-10-97

This is improved ( ) unimproved (x) property, known as:

Myatt Drive, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered except

good right to convey it and that the same is unencumbered except for matters shown on Schedule B, attached hereto.

WE FURTHER COVENANT AND BIND ourself, our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims all persons.

Whenever 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 our hands this 23 day of October, 1996.

Timothy M. Janson
by James Laemmle Attorney in Fact
TIMOTHY M. JANSON BY JAMES LAEMMLE, ATTORNEY IN FACT

James Laemmle
JAMES LAEMMLE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared James Laemmle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence,) the within bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 23 day of October, 1996.

Angela V. Jones
NOTARY PUBLIC

My Commission expires: 11-10-97

STATE OF TENNESSEE
COUNTY OF WILLLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Laemmle to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Timothy M. Janson and acknowledged that he executed the same as the free act and deed of the said Timothy M. Janson.

WITNESS my hand and seal this 23 day of October, 1996.

Angela V. Jones
Notary Public

EXHIBIT A

BOOK 10237 PG 151

Being a tract of land in Davidson County, Tennessee, known as Laemmle Subdivision of record in Plan Book 8250, Page 639, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description.

Being part of the same property conveyed to James Laemmle, a 1/3rd undivided interest, and Timothy M. Janson, a 2/3rd undivided interest, by Deed from JRS, LLC of record in Book 9965, page 865, Register's Office for Davidson County, Tennessee.

EXHIBIT B

This conveyance is made subject to the following:

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. No liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

2. Restrictive Covednants contained in an instrument of record in Book 7480, page 965, as amended in Book 7537, page 359, Register's Office for Davidson County, Tennessee.

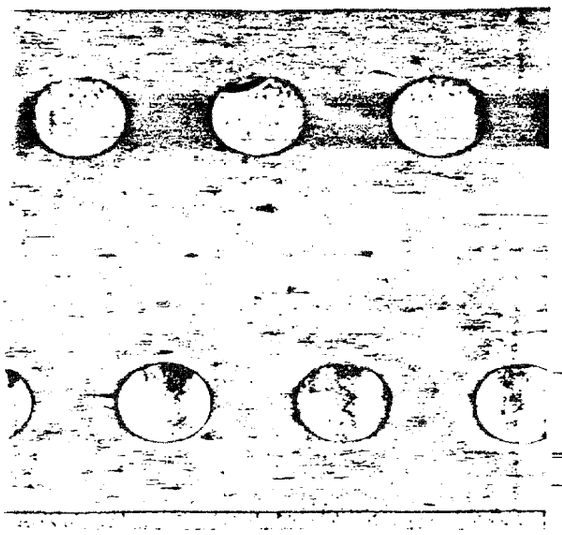
3. Easement for cut and fill slopes, as set out in right of way deed from The Gates Rubber Company to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4466, page 281, said Register's Office.

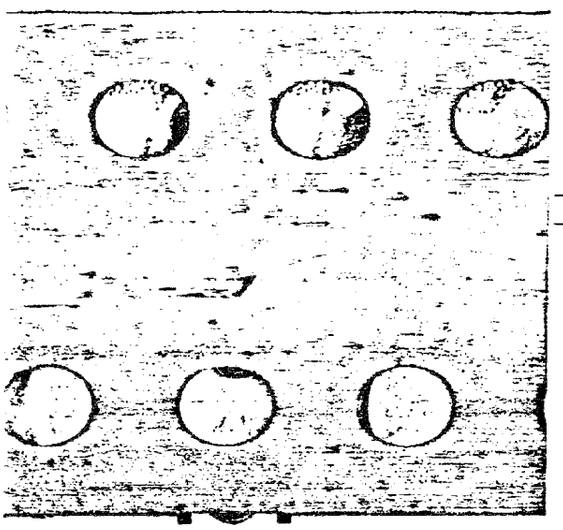
4. All matters as shown on the Plan of record in Book 8250 Page 639, Register's Office for Davidson County, Tennessee.

0239987
IDENTIFICATION REFERENCE

96 OCT 25 AM 10:26
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

524.50 TOTAL AMT. OF CHECK





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

RECEIVED OF _____

FOR _____ BOOK 10237 PG 152

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
	138322.08
CON TX	511.80
PRFEE	1.00
WDEED	12.00
TOTAL	524.80
CHECK	524.80

10/25/96 01 10:28 0001 4201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239987
IDENTIF. # REFERENCE

96 OCT 25 AM 10:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1081175

No [redacted]