BOOK 10299 PG 969

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 132,000.00

Affiant Bryan E. Pieper Attorney with Branstetter, Kilgore, Stranch & Jennings.

Subscribed and sworn to before me, this 23rd day of December 1996

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JBC PARTNERSHIP 2707 Westwood Avenue Nashville, Tennessee 37212	Jan Jennings c/o Branstetter, Kilgore, Stranch & Jennings 227 Second Avenue, North Nashville, TN 37201-1631	MAP 104-15 PARCEL 351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY TWO THOUSAND AND NO/100-- ---------- ($ 132,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, DANNY KEITH ELLIS, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JBC PARTNERSHIP, a Tennessee general partnership, whose sole general partners are Jan & Paula Jennings, Steve & Holly Brallier and * hereinafter called the Grantee its successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *Peter and Donna Consacro

BEING the easterly half of the northerly half of Lot No. 23 on the Plan of Belair of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 23 fronts 100.0 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192.0 feet to a dead line.

BEING the same property conveyed to Danny Keith Ellis, married, by deed from Janeice F. Smith, married, of record in Book 10199, page 964, Register's Office for Davidson County, Tennessee.

JANET ELLIS, spouse of Danny Keith Ellis, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 2707 Westwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE its successors and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belair of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of December, 19 96.

Danny Keith Ellis
DANNY KEITH ELLIS

Janet Ellis
JANET ELLIS

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 DANNY KEITH ELLIS and JANET ELLIS, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 19 96.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

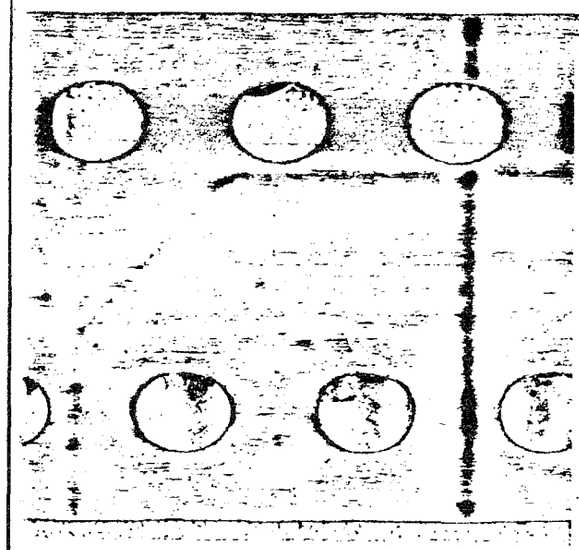
My Commission Expires: _____

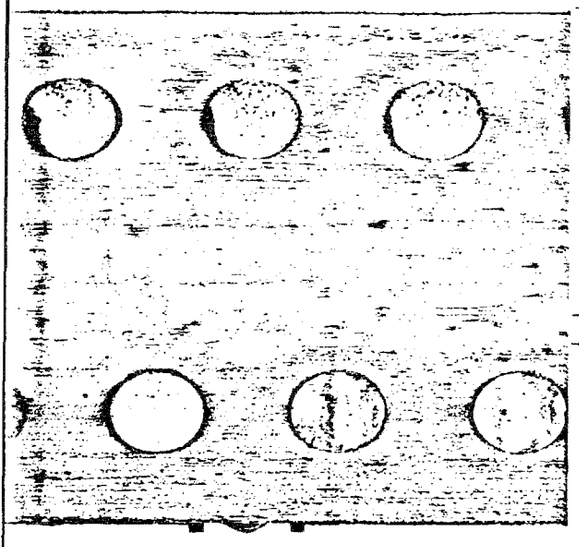
Notary Public

0258550
IDENTIF. & REFERENCE

96 DEC 26 AM 8:38
REGISTER
DAVIDSON COUNTY, TN.

8755 12/26 0101 03CHECK 497.40





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

RECEIVED OF _____

FOR _____

BOOK 10299 PG 971

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 132000.00
				CON TX 488.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 497.40
				CHECK 497.40
12/26/96	01			08:39 0001 8755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258550
IDENTIF. ↑ REFERENCE

96 DEC 26 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1101322