File Box 51-A

BOOK 10439 PG 865

THIS INSTRUMENT PREPARED BY:
Branstetter, Kilgore, Stranch & Jennings
227 Second Avenue North, 4th Floor
Nashville, TN 37201-1631
Telephone (615)254-8801

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 71,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF April, 1997.

NOTARY PUBLIC
My Commission Expires: 6-5-2000

NAME & ADDRESS OF PROPERTY OWNER:

JAMES LEE RAY AND WIFE, CAMERON B. RAY
2709 WESTWOOD AVENUE
NASHVILLE, TN 37212

SEND TAX BILLS TO:

SAME

MAP & PARCEL NOS.:

Map 104-15
Parcel 351

For and in Consideration of the sum of $71,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JBC PARTNERSHIP, a Tennessee general partnership, whose sole general partners are JAN & PAULA JENNINGS; STEVE & HOLLY BRALLIER and PETER & DONNA CONSACRO

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JAMES LEE RAY AND WIFE, CAMERON B. RAY

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 1 on the Belair Division as of record in Book 8250, page 719, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.
>
> Being a part of the same property conveyed to **JBC PARTNERSHIP**, a Tennessee general partnership, by deed from **DANNY KEITH ELLIS**, of record in **Book 10299, page 969**, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: In order to protect the value of the real estate for private residence purposes, the **GRANTEES**, their heirs and assigns forever, (1) within twelve months from the date of this conveyance will remove all of the asphalt currently on the real estate and replace the asphalt with suitable landscaping of grass and shrubbery; (2) will use the real estate for construction of a single family dwelling and will not conduct or allow any commercial endeavor on the real estate such as, but not limited to, operation of a daycare center; and, (3) will not begin construction of the single family dwelling until such time as **GRANTORS** have approved **GRANTEES'** building plans so as to assure the facade of the structure is compatible with **GRANTEES'** view of neighborhood architecture.

unimproved (√)
This is improved ( ) property, known as 2709 Westwood Avenue, Nashville, TN 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 **GRANTEES**, their heirs and assigns, forever. We do covenant with said **GRANTEES** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for utility easements or unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 13 day of April, 1997.

JBC PARTNERSHIP (SELLER):

By: _____
JAN JENNINGS

By: _____
HOLLY BRALLIER

By: _____
PAULA JENNINGS

By: _____
PETER CONSACRO

By: _____
STEVE BRALLIER

By: _____
DONNA CONSACRO

6451 05/02 0101 03CHECK 271.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JAN JENNINGS, PAULA JENNINGS, STEVE BRALLIER, HOLLY BRALLIER, PETER CONSACRO,** and **DONNA CONSACRO**, the bargainors, with whom I am personally acquainted (or proved to me in 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 at office this 1st day of April, 1997.

My Commission Expires:

_____

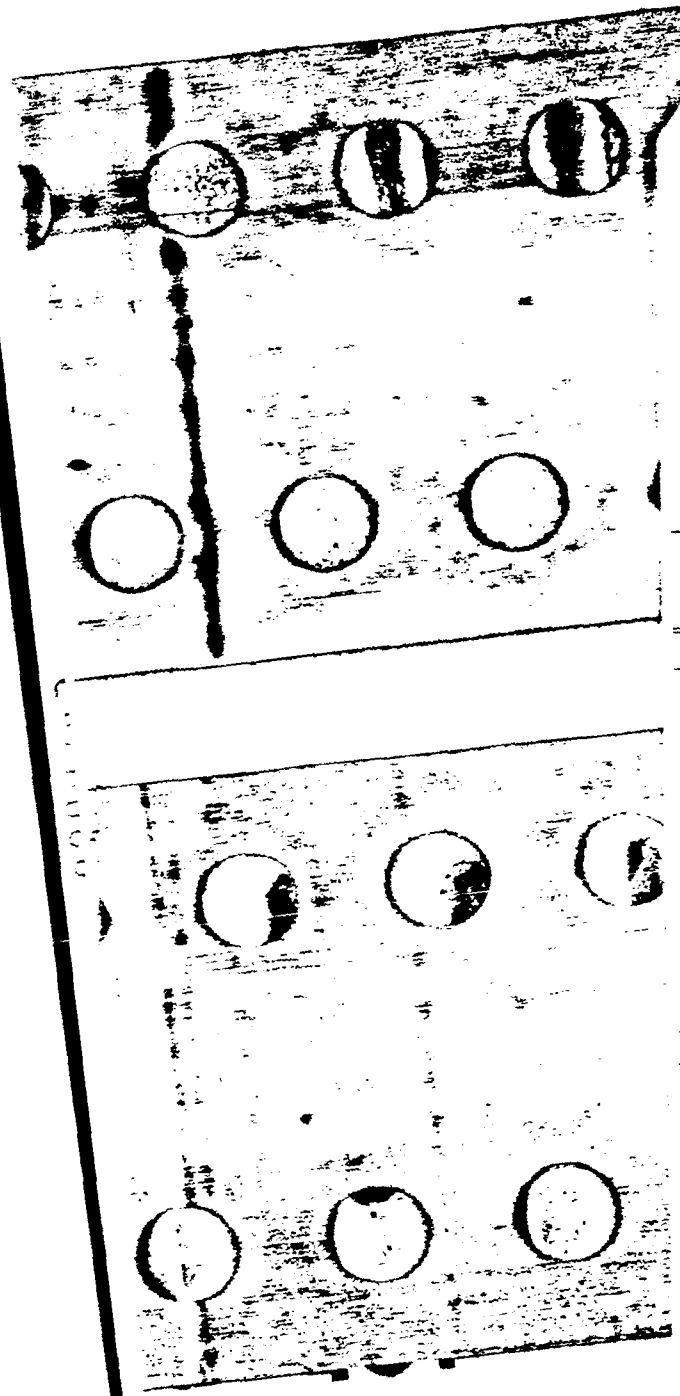
_____
NOTARY PUBLIC

[illegible] SULLIVAN NOTARY PUBLIC

[illegible]

97 MAY -2 PM 1:42

[illegible] REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10439 PG 867

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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70
CHECK 271.70

05/02/97 01 13:48 0001 6451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300744
IDENTIF. REFERENCE

97 MAY -2 PM 1:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1146529