Box 16
MDS

0313911

IDENTIF. & REFERENCE

97 JUN -9 PM 2:11

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
2700 First American Center
Nashville, Tennessee 37238
#528429 6/4/97

BOOK 10486 PG 133

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JRPW, LLC 806 Old Hickory Blvd. Nashville, Tennessee 37027	Same	Map 160 - Parcel 8 Field Book No. OH 16345

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100 ($160,000.00) DOLLARS paid and other good and valuable consideration, the receipt of which is hereby acknowledged, John Alexander Woods, Sr. (being one and the same as John A. Woods) ("Grantor") has bargained and sold, and by these presents transfers and conveys unto JRPW, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a fifty percent (50%) undivided interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 2, the easterly 80 feet of Lot No. 3, the easterly 205 feet of Lots 10, 11 and 12, part of a tract of 30.87 acres and parts of Hooper Street and a 15-foot alley, all shown on the Plan of Roser Heights Subdivision of Brentwood, Tennessee, as of record in Book 332, Page 146, Register's Office for said County, described together as follows:

BEGINNING at the northwest corner of Old Hickory Boulevard and Roser Avenue; thence with the westerly margin of Roser Avenue, northwardly 1098.5 feet, more or less, to the end of said Avenue, continuing in the same direction 1023.2 feet, in all 2121.7 feet, more or less, to a stone in the northerly line of said 30.87-acre tract; thence north 87½ degrees west 205 feet; thence southwardly and parallel with the westerly margin of Roser Avenue, 2121.7 feet, more or less, to the northerly margin of Old Hickory Boulevard; thence with said Boulevard eastwardly 205 feet to the beginning.

BEING the same property conveyed to John A. Woods and Irene C. Woods, as tenants-in-common, by deed from O.B. Hofstetter, Jr., Trustee, of record in Book 7709, Page 263, Register's Office for said County; the said Irene C. Woods having since died leaving a Last Will and Testatment which transfer her fifty percent (50%) undivided interest in the property to John A. Woods for life and the remainder interest in the property to her four children, John Alexander Woods, Jr., Rebecca Woods Garrett, Patricia Carroll Woods Weatherford, and William Harry Woods.

The source of this description is that certain quitclaim deed filed on November 22, 1988, of record in Book 7709, Page 263 of said County, where John A. Woods and Irene C. Woods received a conveyance of said property as tenants in common, with each owning a fifty percent (50%) undivided interest in said property, with no right of survivorship.

This is improved property known as 806 Old Hickory Boulevard, Brentwood, TN 37027.

Said property is conveyed subject to the following matters:

1. Real Property taxes for 1997, a lien but not yet due and payable.

2. Such matters affecting the property as would be reflected by the public records.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs, successors and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 6th day of June 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John Alexander Woods, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JOHN ALEXANDER WOODS, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 1997.

Renée C. Moore
Notary Public

My Commission Expires:
5-28-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $160,000.

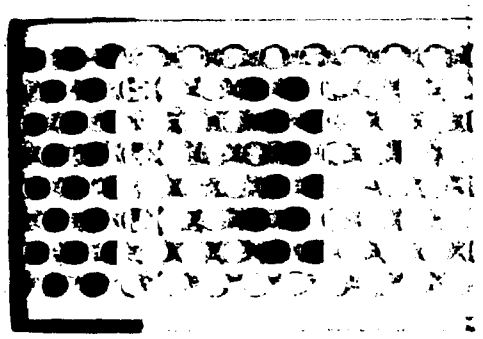
Patricia C. Woods Weatherford
Affiant

Sworn to and subscribed before me this 6th day of June, 1997.

Renée C. Moore
Notary Public

My Commission Expires:
5-28-2000

08/06/09 0101 03CHECK 601.00



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

RECEIVED OF _____

FOR _____

BOOK 10486 PG 135

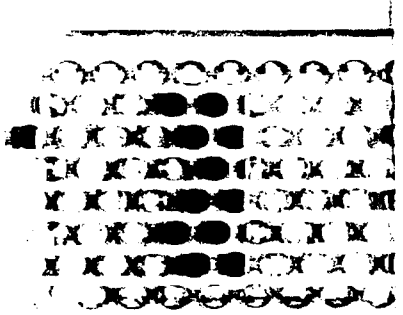
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

06/09/97 01 14:13 0001 0818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03139111
IDENTIF. ↑ REFERENCE

97 JUN -9 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160730