BOOK 10599 PG 697

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[F & J Enterprises	[NEW OWNER	[ ]
[P.O. Box 680074	[	[Map 82-08]
[Franklin, TN 37068	[	[Parcel 190]
[		

[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, I, Randall McElroy, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, F & J Enterprises, (the "Grantee"), Grantees heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 197 of Block 2 on the Map of Blocks 1 and 2 of F.O. Beazley's McFerrin Addition, as of record in Book 57, page 136, Register's Office for said County.

Said Lot No. 197 fronts 50 feet on the westerly side of Myrtle Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James T. McElroy and wife, Ruby L. McElroy, by Warranty Deed from W. L. Crosley of record in Book 3405, page 277, Register's Office for Davidson County, Tennessee.

James T. McElroy and wife, Ruby L. McElroy have since died and the estate was conveyed to Randal McElroy, as sole surviving heir pursuant to the Will which was duly filed in Probate Court for Davidson County, Tennessee.

This instrument is being executed on behalf of Randal McElroy pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as **724 Mrytle Street, Nashville, TN 37025.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $24,500.00.
[
[_____
Affiant
[Subscribed and sworn to before me this
[11th day of August, 1997
[_____
Notary Public
[
[My Commission Expires: 1-24-99
[

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, Grantees heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantees heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of September, 1997.

Randal McElroy by Joe H. Lockett Attorney in Fact

Randal McElroy by Joe H. Lockett,
Attorney in Fact pursuant to the
Limited Power of Attorney
~~attached as Exhibit A to this~~
My ~~Warranty Deed~~ of record in Book 10599
Page 709, Davidson County, TN

5885 09/08 0101 03CHECK 99.65

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 , the bargainors, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 4th September, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-24-98

A:\DBOYD\WARRDEED\MCELROY.WD

0346001
IDENTIF. ↑ REFERENCE

97 SEP -8 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10599 PG 699

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 24500.00
CON TX 90.65
PRFEE 1.00
WDEED 8.00
TOTAL 99.65
CHECK 99.65

09/08/97 01 09:37 0001 5885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0346001
IDENTIF. # REFERENCE

97 SEP -8 AM 9:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1195352