BOOK 10739 PG 696

41

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN BOX #33B
MAP 106-9
PARCEL 53

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me this the 24th day of December, 1997.

My Commission Expires: 3-21-98

Notary Public

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:
J & P PROPERTIES, LLC
(Name)

(Street Address)

1451 Elm Hill Pike
Nashville, Tennessee 37210

SEND TAX BILLS TO: MORTGAGEE:
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **TERRENCE J. CLYNE and PARKER M. TANNER,** hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **J & P PROPERTIES, LLC, a Tennessee limited liability company**, hereinafter called the "Grantee(s)", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lots Nos. 2, 3, 4 and 5 of McIntyre Industrial Subdivision as shown on plat of record in Book 3600, page 23, resubdivided in Book 3600, page 99, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Terrence J. Clyne and Parker M. Tanner by Deed of Record in Book 9846, page 788, Register's Office for Davidson County, Tennessee.

The property described above and conveyed herein is not the primary place of residence of the Grantors or their spouses.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", its successors and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and

possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 24th day of December, 1997.

TERRENCE J. CLYNE

PARKER M. TANNER

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 TERRENCE J. CLYNE, the 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 and official seal at Nashville, Tennessee, this 24th day of December, 1997.

My Commission Expires: 3-21-98

LYNDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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 PARKER M. TANNER, the 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 and official seal at Nashville, Tennessee, this 24th day of December, 1997.

My Commission Expires: 3-21-98

LYNDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

clyne2.wd

6627 12/30 0101 03CHECK 1896.00

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TN.

97 DEC 30 PM 3:32

IDENTIF. & REFERENCE

03851172

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

RECEIVED OF _____

FOR _____

BOOK 10739 PG 698

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 510000.00
CON TX 1887.00
PRFEE 1.00
WDEED 8.00
TOTAL 1896.00
CHECK 1896.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15:39 0001 662

0385172
IDENTIF. # REFERENCE

97 DEC 30 PM 3:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1237324