BOOK 10751 PG 394

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
5th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Bay Roberts (NAME)	NEW OWNER (NAME)	119-13-330 & 331
3028 & 3030 Nolensville Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LJC Investors, a partnership consisting of Charles R. Shrader, James R. Mullins and Lowry H. Shrader

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Bay Roberts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to LJC Investors, a partnership, consisting of Charles R. Shrader, James R. Mullins and Lowry H. Shrader by deed from Lawrence Earl Bass and wife, Frances Marie Bass, of record in Book 6605, Page 378, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Agreement for dedication of easement for sanitary sewers and/or storm drainage in Book 4100, page 462; Right of way to State of Tennessee in Book 2021, page 367; all of record in the Register's Office for Davidson County, Tennessee.

0388229 IDENTIF. # REFERENCE

98 JAN -8 AM 10:50 REGISTER DAVIDSON CO. TN.

9968 01/08 0101 03CHECK 1308.00

unimproved ( )
This is improved (X) property, known as 3028 & 3030 Nolensville Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 5th day of January 19 98

LJC Investors
By: Charles R. Shrader, Partner
James R. Mullins, Partner
Lowry H. Shrader, Partner

STATE OF TENNESSEE
COUNTY OF

BOOK 10751 PG 395

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles R. Shrader, James R. Mullins and Lowry H. Shrader with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partners and _____ respectively of the LJC Investors the within named bargainor, and ~~XXXXXXXXXX~~ partnership and that they as such Partners and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~XXXXXXXXXX~~ partnership by the said Charles R. Shrader, James R. Mullins as such Partners, and attesting the same by the said and Lowry H. Shrader as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 5th day of January 19 98.

My commission expires 2-27-99

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

WARRANTY DEED

FROM

LJC Investors

TO

Edward Bay Roberts

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

A tract of land in the First Civil District of Davidson County, Tennessee and *being parts of* Lots 4, 6, 7, and 59 of the Map of the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 59 in Pleasant View Subdivision of Mrs. McComb's property, Nashville, Tennessee, of record in Book 843, page 101, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey made by Ragan-Smith Associates, Inc., Project No. 94-126, work order no. 4727, dated March 10, 1995.

Beginning at an iron pin set on the northerly line of Lot 4 and the eastern margin of Nolensville Road, (80 feet R/W), said point lying on the southerly margin of a 12' Alley (unimproved); thence with the southerly margin of said Alley and the northerly line of Lot 4,

1. South 78°52'35" East, 228.98 feet to an iron pin set, said point lying 38.15 feet westerly along the southerly margin of the Alley from the northerly corner of Lot 58 and 59; thence,

2. South 09°51'10" West, 173.63 feet to an iron pin set on the northerly margin of Radnor Street; thence with the said margin,

3. North 78°52'35" West, 129.07 feet to an iron pin set; thence,

4. northwesterly, with a curve to the right, having a radius of 18.00 feet, and central angle of 61°49'32", an arc length of 19.42 feet, a chord bearing and distance of North 47°57'49" West, 18.49 feet to an iron pin set on the easterly margin of Nolensville Road; thence with said road,

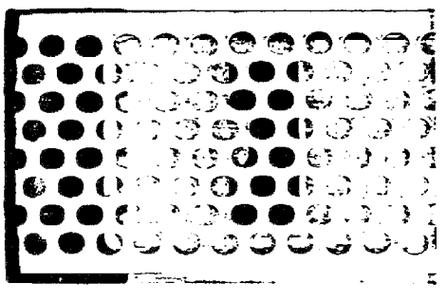
5. North 17°03'03" West, 186.14 feet to the POINT OF BEGINNING and containing 31,992 square feet or 0.734 acres, more or less as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

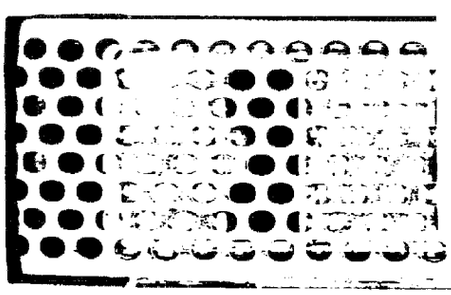
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 12.00
TOTAL 1308.00
CHECK 1308.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9968



0388229
IDENTIF. & REFERENCE

98 JAN -8 AM 10:50

REGISTER
DAVIDSON COUNTY, TN

No. 1240636