Box 28

BOOK 10761 PG 544

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th
DAY OF January, 1998

NOTARY PUBLIC

My Commission expires: 11-28-98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: JWR PROPERTIES, LLC	SEND TAX BILLS TO: SAME	MAP & PARCEL NUMBERS: 91-6-246,247 &249
(NAME) 1211 57th Avenue, North	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BILL P. BASS AND WIFE, GLORIA C. BASS

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

JWR PROPERTIES, LLC

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

(SEE ATTACHED EXHIBIT "A")

3387 01/20 0101 03CHECK 2052.00

0391356
IDENTIF. ↑ REFERENCE

98 JAN 20 PM 12:31
REGISTER
DAVIDSON CO. TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

This is improved (X) property, known as 1211 57th Ave., North, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)
unimproved ( )

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, 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 19th day of January, 1998.

BILL P. BASS

GLORIA C. BASS

INDIVIDUAL ACKNOWLEDGMENTS:

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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 BILL P. BASS AND WIFE, GLORIA C. BASS, the bargainor(s), 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 19th day of January, 1998.

My Commission expires:
11/28/98

Jo Anne Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

TRACT I: Land in Davidson County, Tennessee, being Lots 1522 and 1524, of Block 23, Plan 2, West Nashville, which is of record in Book 57, page 172, said Register's Office, and being more particularly described according to a survey by Turner Engineering Co., Inc., Job No. 44-79 1-2722-03, dated January 13, 1998, as follows:

A tract of land located in the 1st Civil District of Davidson County, Tennessee and being parcel 246 on Tax Map 91-6 and being more particularly described as follows:

Beginning at a new iron pin on the east right-of-way of 57th Avenue north at the northeast corner of Alley #1208 and proceeding as follows:

1. With the east right-of-way of 57th Avenue North, north 6° 24' west a distance of 150.0' to a new iron pin at the southeast corner of Lquisiana Avenue; thence,

2. With the south right-of-way of Louisiana Avenue north 83° 35' east a distance of 60.0' to a new iron pin; thence,

3. Leaving the right-of-way of Louisiana Avenue with the west line of the Craft property south 6° 24' east a distance of 150.0' to a new iron pin in the north margin of alley #1208; thence,

4. With the north margin of Alley #1208 south 83° 35' west a distance of 60.0' to the point of beginning containing 9,000 square feet or 0.207 acres.

Being the same property conveyed to Bill P. Bass, by deed from Loyd W. Vaden etal, of record in Book 5345, page 588, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lots Nos. 1602, 1604, 1606 and 1608, of Block No. 24 on the Plan of West Nashville No. 2, as of record in Book 57, page 172, Register's Office for said County, and being more particularly described according to a survey by Turner Engineering Co., Inc., Job No. 44-79 1-2722-03, dated January 13, 1998, as follows:

A tract of land located in the 1st Civil District of Davidson County, Tennessee and being parcel 247 on Tax Map 91-6 and being more particularly described as follows:

Beginning at an old iron pin on the west right-of-way of 57th Avenue North at the northwest corner of Alley #1208 and proceeding as follows:

1. With the north margin of Alley #1208 south 83° 35' west a distance of 110.0' to a painted punch hole in concrete; thence,

2. Leaving Alley #1208 north 6° 24' west a distance of 150.0' to an old iron pin; thence,

3. North 83° 35' east a distance of 110.0' to an old iron pin in the west right-of-way of 57th Avenue North; thence,

4. With the west right-of-way of 57th Avenue North, south 6° 24' east a distance of 150.0' to the point of beginning containing 16,500 square feet or 0.38 acres±.

Being the same property conveyed to Bill P. Bass and wife, Gloria C. Bass by ded from Display Craft, Inc., of record in Book 5063, page 53, Register's Office for Davidson County, Tennessee.

RECORDING MEDIA LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TRACT III: A tract of land in the 1st Civil District of Davidson County, Tennessee, and being Parcel 249 on Tax Map 91-6 and being more particularly described according to a survey by Turner Engineering Co., Inc., Job No. 44-79 1-2722-03, dated January 13, 1998, as follows:

Beginning at a painted punch hole in concrete on the north margin of Alley #1208, said punch hole being south 83° 35' west a distance of 110.0' from the northwest corner of Alley #1208 and the west right-of-way of 57th Avenue North and proceeding as follows:

1. With the north margin of Alley #1208 south 83° 35' west a distance of 210.0' to an old iron pipe at the northeast corner of 58th Avenue North (unimproved); thence,

2. With the east right-of-way of 58th Avenue North (unimproved), north 6° 24' west a distance of 150.0' to an old iron pin; thence,

3. Leaving 58th Avenue North (unimproved) north 83° 35' east a distance of 210.0' to an old iron pin at the corner of a concrete block building; thence,

4. South 6° 24' east a distance of 150.0' to the point of beginning containing 31,500 square feet or 0.723 acres±

Being the same property conveyed to B. P. Bass by deed from Louisville and Nashville Railroad Company of record in Book 10557, page 952, and by deed from CSX Transportation, Inc., of record in Book 10722, page 611, Register's Office for Davidson County, Tennessee.

TRACT IV: A tract of land located in the 1st Civil District of Davidson County, Tennessee, and being the south one-half of Louisiana Avenue between 57th Avenue North and 58th Avenue North, said Avenue being closed by Council Bill No. 097-931 and being more particularly described according to a survey by Turner Engineering Co., Inc., Job No. 44-79 1-2722-03, dated January 13, 1998 as follows:

Beginning at an old iron pin at the southwest intersection of 57th Avenue North and Louisiana Avenue (now closed) and proceeding as follows:

1. With the south right-of-way of Louisiana Avenue (now closed) south 83° 35' west a distance of 320.0' to an old iron pin in the east right-of-way of 58th Avenue (unimproved) passing through an old iron pin at a distance of 110.0'; thence,

2. With the east right-of-way of 58th Avenue North (unimproved) north 6° 24' west a distance of 40.0' to a new iron pin in the centerline of Louisiana Avenue (now closed); thence,

3. With the centerline of Louisiana Avenue (now closed) north 83° 35' east a distance of 320.0' to a new iron pin in the west right-of-way of 57th Avenue North; thence,

4. With the west right-of-way of 57th Avenue North, south 6° 24' east a distance of 40.0' to the point of beginning containing 12,800 square feet or 0.294 acres±

All easements are retained by Metropolitan Government.

Being part of the same property formerly an Avenue closed by Metro Ordinance No. 097-931 adjacent to the property acquired by B. P. Bass, also known as Bill P. Bass and wife, Gloria C. Bass by deeds of record in Book 5063, page 53, Book 10557, page 952, and Book 10722, page 611, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1998, a lien, but not yet due and payable.

2. Rights retained by Metro in Metro Bill No. 97-931. (Tract 4)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10761 PG 548

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	
				550000.00
			CON TX	2035.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	2052.00
			CHECK	2052.00
01/20/98		01	12:31	0001 3387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JAN 20 PM 12:31

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 0391356

No. 1244012