This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 10762 PG 869

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
J & G Associates	Same	Map 118-8
2509 Cruzen Street		Par 225
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Wilson E. Morrow and wife, Lucille Morrow, (the "Grantors), have this day bargained and sold, and hereby transfer and convey to J & G Associates, ("Grantee"), a Tennessee partnership whose partners are Gerlie Richard and William Sudekum, Sr.,its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 188 on the plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said county. Said Lot No. 188 fronts 50 feet on the westerly side of Cruzen Avenue and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Wilson E. Morrow and wife, Lucille Morrow, by quitclaim deed from William L. Underhill, Trustee, of record in Book 4998, page 844, said Register's Office.

This is improved property known as 2505 Cruzen Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, their heirs and assigns, forever.

And grantors, do covenant with the said grantee, that we are lawfully seized and possessed of said land in fee simple; we have a good right to convey it, and that the same is unencumbered.

And grantors, further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said grantee, its successors and assigns against the lawful claims of all persons whomsoever.

PICK-UP

98 JAN 21 AM 9:16
FELIX [illegible] REGIST
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03917771

Witness our hands, this 16th day of January, 1998.

WILSON E. MORROW

BOOK 10762 PG 870

Lucille Morrow P.O.A.
By: LUCILLE MORROW, POA

Lucille Morrow
LUCILLE MORROW

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 16th day of January, 1998, before me personally appeared ~~James Morrow~~ Lucille Morrow, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Wilson E. Morrow and who acknowledged that he executed the same as the free act and deed of said Wilson E. Morrow.

DENNIS WHIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 27, 1999

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lucille Morrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, and official seal at office, in Madison, Tennessee, this 16th day of January, 1998.

DENNIS WHIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 27, 1999

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $42,000.00.

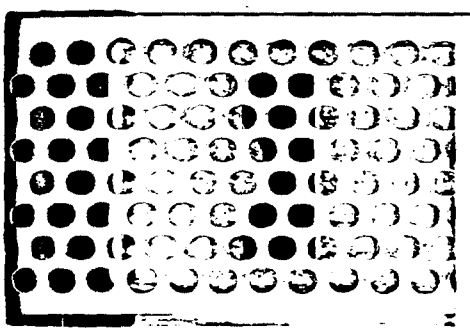
AFFIANT

Subscribed and sworn to before me, this 16th day of January, 1998.

DENNIS WHIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 27, 1999

NOTARY PUBLIC

3849 04/21 0101 03CHECK 164.40



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

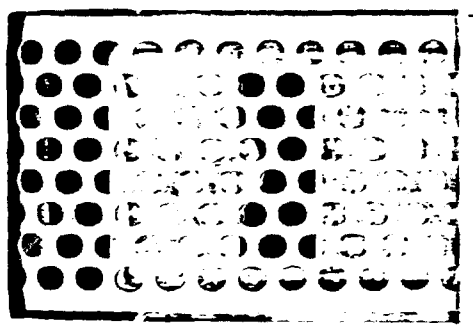
BOOK 10762 PG 871

RECEIVED OF _____

FOR _____

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 42000.00
CON TX 155.40
PRFEE 1.00
WREED 8.00
TOTAL 164.40
CHECK 164.40

01/21/98 01 09:18 0001 3849

0391777
IDENTIF. # REFERENCE

98 JAN 21 AM 9:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244471