BOOK 10763 PG 802

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #98-1-24-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF January 19 98
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DELTA PROMOTION, LLC, A (NAME)	"NEW OWNERS" (NAME)	MAP 161
501 Metroplex Dr., #304 (ADDRESS)	(ADDRESS)	PARCEL 173
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #06DU-59981

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, JAXON PROPERTIES, A TENNESSEE PARTNERSHIP COMPOSED OF ALBERT S. JACKSON, ROSE G. JACKSON, TERRY A. JACKSON, THOMAS M. JACKSON AND ROGER B. JACKSON HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DELTA PROMOTION, LLC, A TENNESSEE LIMITED LIABILITY CO.

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:

LAND in the 1st Civil District of Davidson County, Tennessee, being Lot No. 11, Section Two, Hickory Plaza, as of record in Book 5200, Page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jaxon Properties, a Tennessee Partnership composed of Albert S. Jackson, Rose G. Jackson, Terry A. Jackson, Thomas M. Jackson and Roger B. Jackson, by Deed from Tennessee Star-Brite Corporation, a Tennessee corporation, of record in Book 6889, Page 269, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4747, Page 624, amended in Book 4818, Page 748, and Book 4747, Page 628, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 5716 Hickory Plaza, 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 our hand s this 20th day of January 1998

JAXON PROPERTIES, A TENNESSEE PARTNERSHIP

By: Albert S. Jackson
Albert S. Jackson, Partner

By: Rose G. Jackson
Rose G. Jackson, Partner

By: Terry A. Jackson
Terry A. Jackson, Partner

By: Thomas M. Jackson
Thomas M. Jackson, Partner

By: Roger B. Jackson
Roger B. Jackson, Partner

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared ALBERT S. JACKSON, ROSE G. JACKSON, TERRY A. JACKSON, THOMAS S. JACKSON AND ROGER B. JACKSON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon their several oaths, acknowledged themselves to be the Partners of JAXON PROPERTIES, the within named bargainors, a partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such Partners.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of January, 1998.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0392017
IDENTIF. ↑ REFERENCE
98 JAN 21 PM 12:50
FELIX E. DAVIDSON II REGISTER
DAVIDSON COUNTY, TN.
4096 01/21 0101 03CHECK 490.00

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

RECEIVED OF _____

FOR _____

BOOK 10763 PG 804

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00
01/21/98 01 12:55 0001 4096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0392017
IDENTIF. ↑ REFERENCE

98 JAN 21 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244717