26B

BOOK 10765 PG 191

26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[F & J Enterprises, Inc.	[NEW OWNER	[ ]
[191 Edmond Court	[	[Map 82-3]
[Franklin, TN 37064	[	[Parcel 519]
[		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Renovators R Us n/k/a Renovations, Inc., a Tennessee Corporation, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto F & J Enterprises, Inc., a Tennessee Corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

JB

Land in Davidson County, Tennessee, being the northerly 43 feet of Lot No. 37 on the Plan of Sharpe and Cruthcher's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for said County.

Said part of Lot No. 37 front 43 feet on the easterly side of North Fifth Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Renovators R Us from Martin Rainone, by Warranty Deed of Record in Book 10499, page 944, Register's Office of Davidson County, Tennessee. Renovators R Us has changed its name to Renovations, Inc.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 917 North 5th Street, Nashville, TN 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer is $13,000.00.
[
[
[Subscribed and sworn to before me this 21st day of January, 1998.
[
[
[
[My Commission Expires: 1-24-98

Jamy Potts
Affiant

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

98 JAN 22 PM 12:11
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03923777

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of January, 1998.

RENOVATORS R US A/K/A RENOVATIONS, INC.

by: _____
Jeff Brown, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

4484 01/22 0101 03CHECK 57.10

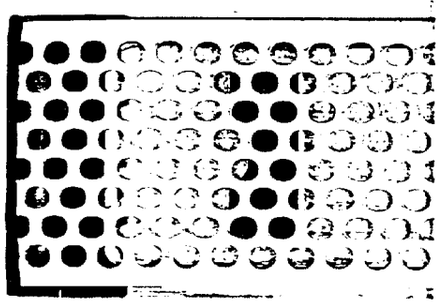
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself as President of Renovators R Us a/k/a Renovations, Inc., a Tennessee Corporation and that he as such President executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself and President.

WITNESS my hand and official seal at Nashville, Tennessee, this day 21st of January, 1998.

_____
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-24-99



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

RECEIVED OF _____

FOR _____

BOOK 10765 PG 193

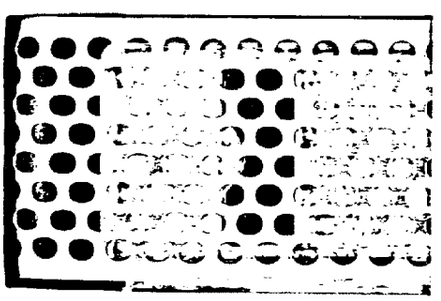
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 13000.00
CON TX 48.10
PRFEE 1.00
WDEED 8.00
TOTAL 57.10
CHECK 57.10

01/22/98 01 12:17 0001 4484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0392377
IDENTIF. & REFERENCE

98 JAN 22 PM 12:11

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1245102