BOOK 10796 PG 328

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 5-27-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAGR Properties, Inc. (NAME)	same (NAME)	MAP 59-16
301 Hillview Drive (ADDRESS)	(ADDRESS)	PARCEL 31
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13DA25220

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, Realty & Investment Solutions, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAGR Properties, Inc.

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 Davidson County, Tennessee, being Lot No. 14 on the Map of Haynes Cleveland Plan, as of record in Book 161, page 35, Register's Office for said County.

Said lot fronts 40 feet on the easterly side of Whites Creek Pike, and runs back 137 feet, more or less, on the northerly side and 135 feet, more or less, on the southerly line to an alley in the rear on which it measures 35 feet .

Being the same property conveyed to Realty & Investment Solutions, LLC by deed from William Lamar Newport, Trustee in Bankruptcy of record in Book 10796, page 325, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2501 1/2 Whites Creek Pike, Nashville, TN 37207
(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 12th day of February 19 98

Realty & Investment Solutions, LLC
By: Carolyn Sue Puckett, Mgr
Carolyn Sue Puckett, Manager

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Carolyn Sue Puckett and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager and _____ respectively of the Realty & Investment Solutions the within named bargainor, and corporation, and that he as such Manager 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 Carolyn Sue Puckett as such Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 12th day of February 1998.

My commission expires 5-27-01 _____
Notary Public

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

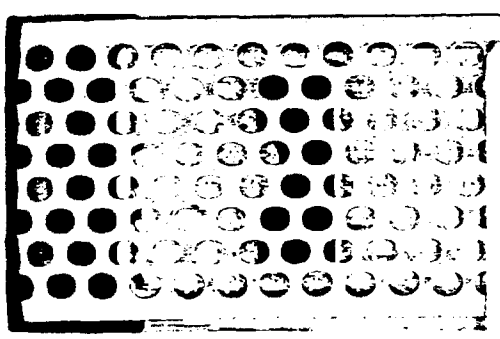
0401168

IDENTIF. ➔ REFERENCE

98 FEB 17 PM 1:06

RECORDED
DAVIDSON COUNTY, TN

3926 02/17 0101 03CHECK 83



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

RECEIVED OF _____

FOR _____

BOOK 10796 PG 330

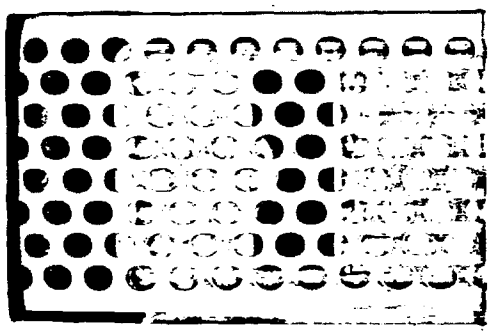
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

02/17/98 01 13:05 0001 3926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0401168
IDENTIF. ↑ REFERENCE
98 FEB 17 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1254436