BOOK 10901 PG 384

File in Box No. 19 B

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #98-4-38-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 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
SH PROPERTY, L.L.C., A TENNESSEE	"NEW OWNER"	MAP 104-08
LIMITED ~~XXXXX~~ LIABILITY CO.	(NAME)	
P.O. Box 158353		PARCEL 277
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		FB #15750
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ELAINE R. WILLERS JONES, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SH PROPERTY, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

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. 1 on the Map of C.H. Shields Subdivision of Lot No. 55 in O.B. Hayes' Rokeby Addition, as of record in Book 161, Page 158, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 55-3/4 feet on the West side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, 157.9 feet to an alley.

BEING the same property conveyed to Jack C. Willers, by Deed from Robert Dhale Simpson and wife, Peggy Simpson, of record in Book 5107, Page 481, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Jack C. Willers and Elaine R. Willers, as tenants in common, each holding a one-half undivided interest and not as tenants by the entireties, by Quitclaim Deed, of record in Book 6802, Page 774, said Register's Office. The parties having since divorced by Final Decree of record in Minutes Book 236B, Page 787, Circuit Court for Davidson County, Tennessee. The property was further conveyed to Elaine R. Willers by Quitclaim Deed, from Jack C. Willers, of record in Book 9507, Page 682, Register's Office for Davidson County,

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unimproved ( )
This is improved (X) property, known as 1609 17th Avenue South, Nashville, TN 37212
(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 17th day of April 1998

Elaine R. Willers Jones
ELAINE R. WILLERS JONES

John Jones
JOHN JONES

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Tennessee. The said Elaine R. Willers having since married and now being Elaine R. Willers Jones.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

John Jones, spouse of the above named Elaine R. Willers Jones, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELAINE R. WILLERS JONES AND HUSBAND, JOHN JONES, the bargainors, with whom I am personally acquainted (or proved to me on 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 Brentwood, Tennessee, this 17th day of April, 1998.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0429809

IDENTIFICATION REFERENCE

98 APR 27 PM 12:45

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

8701 04/27 0101 03CHECK 117

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

RECEIVED OF _____

FOR _____

BOOK 10901 PG 386

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 314000.00	
			CON TX	1161.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1170.80
			CHECK	1170.80
04/27/98	01		12:47 0001 8701	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0429809
IDENTIF. A REFERENCE
98 APR 27 PM 12:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1284805