2613

BOOK 10932 PG 897

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Jeff Brown	[New Owner	[ ]
[2225 Foster Avenue	[	[Map 119-01]
[Nashville, TN 37210	[	[Parcel 236.00]
[	[	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205		98-04-5030]

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, F&J Enterprises, Inc. (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Jeff Brown (The "Grantee"), Grantees's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 169 on the Map of Overhill City and W.H. Fox's Subdivision of Block 14 and other blocks in Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 169 fronts 50 feet on the westerly side of Foster Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to F&J Enterprises, Inc. by Quitclaim Deed from Jeff Ruffner and wife, Leslie Ruffner, and Marzell Brown, unmarried of record in Book 10367, page 267, said Register's Office for Davidson County, Tennessee.

This description is 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 2225 Foster Avenue, Nashville, Tennessee, 37210.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $12,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[11th day of May, 1998
[
[Notary Public
[
[My Commission Expires: 11-24-2001

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 heirs and assigns, forever.

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 heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of May, 1998.

F&J Enterprises, Inc.

BY: _____
Jim Viviano, Secretary

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jim Viviano with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secy _____ of F&J Enterprises, Inc., a corporation, and that he as such Secy executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Secy.

WITNESS my hand and official seal at Nashville, Tennessee, this day 11th of May, 1998.

_____
NOTARY PUBLIC

My Commission Expires: 11-24-2001

0438271
IDENTIF. & REFERENCE

98 MAY 15 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7672 05/15 0101 03CHECK 53.40

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

RECEIVED OF _____

FOR _____

BOOK 10932 PG 899

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

05/15/98 01 09:39 0001 7672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0438271
IDENTIF. & REFERENCE
98 MAY 15 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293676