BOOK 10972 PG 175

Box 43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 1998.

Notary Public

MY COMMISSION EXPIRES: 5-26-2002

(AFFIX SEAL)

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & S Investments	J & S Investment Co.	92/11-90.01
(NAME)	(NAME)	
2300 Felicia Avenue	P O Box 10	03W00825
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dickson TN 37056	
(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, Peggy J. Shaw and Martha Syble Norman, a tenancy in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & S Investments, 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:

BEGINNING at an iron pin, the southeast corner of a parcel of land conveyed by the Grantor herein to Frank Bruer, by deed dated May 23, 1945, said point being in the northerly line of Felicia Avenue, formerly Stewart Street; thence along the northerly line of said Street, North 62 degrees 30' East, a distance of 399.6 feet to an iron pin; thence continuing along said northerly line of Street, North 67 degrees 57' East, a distance 179.3 feet to a spike in the southerly line of Clifton Pike; thence along said line of Pike, North 88 degrees 52' West, a distance of 316.9 feet to an iron pin; thence in a southwesterly direction along a line south of, parallel with and 10 feet distant from the centerline of the Pan-Am Southern spur track a distance of 304 feet, more or less, to an iron pin at the northeast corner of said property conveyed to Frank Bruer by deed dated May 23, 1945; thence with said Bruer's east line, South 27 degrees 30' east, a distance of 125.1 feet to the point of beginning, containing 60,922 square feet, and being a part of the same property conveyed to the Grantor by J. W Thomas Jr. et al by deed dated May 18, 1906, recorded in Book 326, page 459, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Peggy Jean Shaw and Martha Syble Norman, as tenants in common by deed from Dealers Supply Company of Nashville, Inc. of record in Book 9722, Page 585 Register's Office for Davidson County, Tennessee.

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

8989 06/10 0101 03CHECK 656.50

unimproved ☐
This is improved ☒ property, known as 2300 Felicia Avenue, Nashville, TN 37209
(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/our hand(s) this 21st day of May, 1998.

98 JUN 10 PM 3:45 REGISTER DAVIDSON COUNTY, TN

0448907 IDENTIFICATION REFERENCE

Peggy J. Shaw

Martha Syble Norman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10972 PG 176

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy J. Shaw, 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 Nashville, Tennessee this 21st day of May, 1998.

Commission expires: 5-27-2001

Sue Burke
Notary Public

STATE OF TENNESSEE

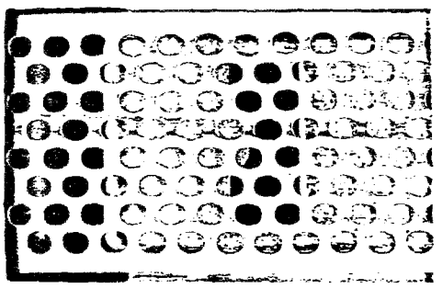
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Syble Norman, 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 Nashville, Tennessee this 21st day of May, 1998.

Commission expires: 7/22/00

Anita J. Burke
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10972 PG 177

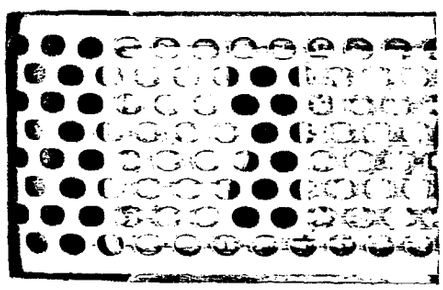
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

06/10/98 01 15:44 0001 8989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0448907
IDENTIF. A REFERENCE

98 JUN 10 PM 3:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304874