WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July 19 98

Notary Public At LARGE

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CSJ & Associates, LLC (NAME)	CSJ & Associates, LLC (NAME)	MAP 121.00
1630 Reynolds Road (ADDRESS)	P. O. Box 3689 (ADDRESS)	PARCELS 141.00
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Muscle Shoals, AL 35662-3689 (CITY) (STATE) (ZIP)	AND 142.00

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, Helen S. Baggett, widowed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CSJ & Associates, LLC

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:

Being in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of the westerly part of Lot No. 2 on the Map of the Partition of the Estate of James Reynolds, deceased, as of record in Plan Book 2, Page 50, Chancery Court at Nashville, described according to a survey made by George W. Watkins, Surveyor, February 18, 1954, as follows:

Beginning at a point in the center line of Reynolds Road, 672 feet south of the center line of New Couchville Pike, in the center line of a branch; thence up said branch, South 55 degrees East 38 feet, South 88 degrees 15 minutes 79 feet, South 81 degrees East 45 feet, South 70 degrees East 143 feet and North 89 degrees 30 minutes East 66 feet to a point in a fence line, South of a 6 inch walnut and northwest of a 10 inch walnut; thence South 10 degrees West 117 feet to an iron pin; thence North 87 degrees 45 minutes West 89.5 feet to an iron pin, West of a 4 inch cedar; thence South 2 degrees 15 minutes West 15 feet to an iron pin; thence North 87 degrees 45 minutes West 265 feet, passing an iron pin on the easterly margin of Reynolds Road, to a railroad spike in the center line of said Road; thence with the center line of said Road, North 2 degrees 15 minutes East 200 feet to the beginning, containing 1.26 acres, more or less.

and an 1/3 undivided interest in the following:

CONTINUED

unimproved ( )
This is improved (X) property, known as 1630 Reynolds Road, Nashville, Tennessee 37217
(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 29th day of July 19 98

(Mrs.) Helen S. Baggett

Helen S. Baggett

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 Helen S. Baggett, widowed

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 19 98.

Commission expires ~~February 27, 2001~~ 5-11-02

Notary Public

OFFICIAL SEAL
DELANE D DAVIS
NOTARY PUBLIC - STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires _____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being a part of the westerly part of Lot No. 2 on the Map of the partition of the Estate of James Reynolds, deceased, as of record in Plan Book 2, Page 50, of the Chancery Court at Nashville, described according to a survey made by George W. Watkins, Surveyor, July 10, 1965, as follows:

Beginning at a point at the southeast corner of the property conveyed to John F. Baggett and wife, by deed from Flora Baggett Cox, of record in Book 2092, page 450, Register;s Office for said County, said point also being the center of a dry branch; thence South 4 degrres 00' West 177.4 feet to an iron pin; thence westerly 138.5 feet to an iron pin; thence North 10 degrees East 117 feet to the center of said dry branch; thence with the center of said branch North 89 degrees 30 minutes East 31 feet, North 72 degrees East 65 feet, North 41 degrees 30 minutes East 43 feet, and North 78 degrees 30 minutes East 16 feet to the beginning, containing 0.41 acres more or less.

and an 1/3 undivided interest in the following:

Beginning at a pin in the middle of Reynolds Road, which pin is located 1257.1 feet from the center of Couchville Pike where it intersects with Reynolds Road, said line running South 2 degrees 00 minutes West. Beginning at said pin and continuing South 2 degrees 00 minutes West 217.9 feet to a pin; thence South 4 degrees 00 minutes East 125 feet to a pin in said line; thence South 11 degrees 50 minutes East 233 feet to a pin at the corner of the Butler property; thence along Butler's line North 80 degrees 15 minutes East 279 feet to a pin in the center line at a spring branch; thence South 45 degrees 20 minutes East 158 feet to a pin in said branch; thence South 37 degrees 00 minutes West 160.5 feet to a point in a lane bordering Gardner's line; thence South 4 degrees West 10 feet to a point in the north margin of said lane; thece South 87 degrees 15 minutes East 687 feet to a stone marker at a fence; thence North 2 degrees 15 minutes East along said fence 747 feet to an iron pin; thence North 83 degrees West along a staked line 421 feet to a pin in the dividing line between the property of Mrs. Ada Parrish and the property of John F. Baggett; thence in a southwesterly direction 78 feet to a point, said point being 10 feet North and 6 feet West of the northwest corner of a barn located on this tract; thence southerly 47 feet along a line 6 feet west of and parallel to the westerly wall of said barn to a point; thence North 87 degrees 45 minutes West 396.5 feet to the beginning.

For source of title reference is made to Book 8623, Page 843, and Book 3933, Page 601, ORegister's Office for Davidson County, Tennessee.

Walter L. Baggett deceased October 1, 1995.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

1139 08/03 0101 03CHECK 740.20

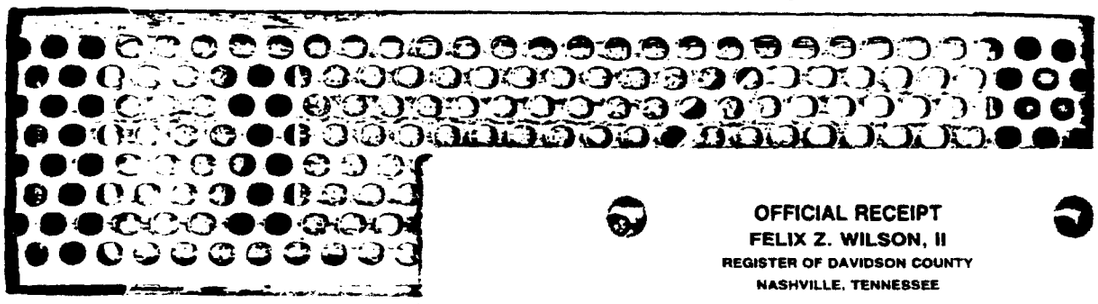
MAIL ENV.

98 AUG -3 AM 8:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0469545



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

RECEIVED OF _____

FOR _____

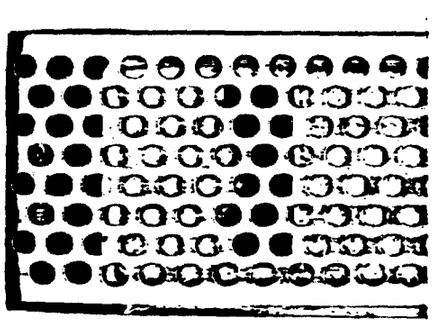
BOOK 11045 PAGE 959

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	
				196000.00
			CON TX	725.20
			PRFEE	1.00
			MDEED	12.00
			CFEE	2.00
			TOTAL	740.20
			CHECK	740.20

08/03/98 01 08:38 0001 1139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469545
IDENTIF. ↑ REFERENCE

98 AUG -3 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 132674