318

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
CB & J Properties, LLC	SAME	81-4-95; 81-4-96
213 Woodford Place		81-4-98; 81-4-100
Nashville, TN 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $178,386.86.

Affiant

Subscribed to and sworn before me this 26th day of August, 1998.

Notary Public

My Commission Expires: 3/24/2001

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars cash, in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REBA BYRD KIMBRO, and BARBARA BYRD ENGLAND, EXECUTRICES OF THE ESTATE OF WILLIAM THOMAS BYRD, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said CB & J PROPERTIES, LLC, hereinafter called "GRANTEE", its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

3557 08/28 0101 03CHECK 679.03

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, its successors, heirs and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our successors, representatives and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

98 AUG 28 PM 2:33

0481105

IDENTIF. & REFERENCE

Witness my hand this 26th day of August, 1998.

BY: Reba Byrd Kimbro, Co-Executrix Estate of Wm. T. Byrd
REBA BYRD KIMBRO, CO-EXECUTRIX OF
THE ESTATE OF WILLIAM THOMAS BYRD

BY: Barbara Byrd England Co-Executrix of Wm. T. Byrd
BARBARA BYRD ENGLAND, CO-EXECUTRIX OF
THE ESTATE OF WILLIAM THOMAS BYRD

VERIFICATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBA BYRD KIMBRO and BARBARA BYRD ENGLAND, EXECUTRICES OF THE ESTATE OF WILLIAM THOMAS BYRD, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of August, 1998.

LaSonia F. Moss
Notary Public

SONIA F. MOSS NOTARY PUBLIC AT LARGE

My Commission Expires: 3/24/2001

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being Lots Nos. 14 and 15 on the Map of the subdivision of Lot No. 1 of the Cantrell Subdivision of the Whiteside Tract, as of record in Book 57, page 73, Register's Office for said County.

Said lots adjoin and front together 100 feet on the northerly side of Summer Street as shown on said plan, and run back between lines, 109.91 feet on the east line of Lot No. 15 and 88-2/3 feet on the west line of No. 14, along the east line of Cass Street, to an alley in the rear.

Being the same property conveyed to William Thomas Byrd and wife, Allene Byrd by deed from George Julius Curley and wife, Tessie Curley, of record in Book 1390, page 568, said Register's Office. The said Allene Byrd having since died.

Included in the above description but excluded from this conveyance is the following tract conveyed to Metro by deed of record in Book 5020, page 932, said Register's Office, described as follows:

A small tract or parcel of land in Davidson County, Tennessee, shown as Tract No. 12 on Right-of-Way map, Third Avenue, North Connector, Project No. 73-R-23, made by the Engineering Division of the Public Works Department of the-Metropolitan Government of Nashville and Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 14 on the map of the Subdivision of Lot No. 1 of the Cantrell Subdivision of the Whiteside Tract, as of record in Book 57, page 73, Register's Office for said County.

Beginning at the Southeast corner of Fifth Avenue, North and Cass Street; thence Southerly 19.1 feet along the East margin of Fifth Avenue, North to a point; thence Northeasterly 32.62 feet around a curve that has a radius of 25 feet to a point on the South margin of Cass Street; thence Westerly 19.1 feet along the South margin of Cass Street to the point of beginning and containing 70 square feet.

Tract 2:

Being Lot No. 17 and the south one-half of Lot No. 16 on the Map of Cantrell's Subdivision of Lot No. 1 of the Whiteside Tract, of record in Book 57, page 73, of the Register's office for Davidson County.

Said Lot No. 17 and that part of Lot No. 16 front together 98-1/2 feet on the easterly side of 5th Avenue North, formerly Summer Street, and run back between lines, 114 feet more or less on the north line and 136-3/4 feet more or less on the south line, with the north margin of an alley, to an alley in the rear and measures 41 feet thereon.

Being the same property conveyed to Alline Byrd and husband, W. T. Byrd by deed from Katie G. Miller, unmarried, of record in Book 1235, page 190, said Register's Office. The said Alline Byrd having since died.

Tract 3:

Being Lot No. 20 in Cantrell's Subdivision of Lot No. 1 of Whitesides Tract as recorded in Book No. 57, page 73 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the west sides 5th Avenue North, formerly Summer Street and runs back between parallel lines to an alley, being 143.8 feet on the south line and 146 feet on the north line.

Being the same property conveyed to Tom and Alline Byrd by deed from J. E. and Emma Elizabeth Watson of record in Book 766, page 193, said Register's office. The said Alline Byrd having since died.

Tract 4:

Land in Davidson County, Tennessee, being Lots Nos. 21 and 22 on the Plan of Cantrell's Subdivision of Lot No. 1 of the Whiteside Tract, as of record in Book 57, page 73, Register's Office for said County.

Said lots adjoin and front together 100 feet on the westerly side of 5th Avenue North, formerly Summer Street, and run back between lines, 146 feet on the southerly line of Lot No. 21 and 150 feet on the northerly line of Lot No. 22, along the southerly margin of Cass Street, to an alley in the rear on which it measures 100 feet.

Being the same property divested to W. T. Byrd and wife, Allene Byrd by Chancery Court Decree of record in Book 4396, page 898, said Register's Office. The said Allene Byrd having since died.

Included in the above description but excluded from this conveyance is the following tract conveyed to Metro by deed of record in Book 5020, page 928, said Register's Office described as follows:

A small Tract or Parcel of land in Davidson County, Tennessee, shown as Tract No. 11 n Right-of-Way map, Third Avenue North Connector, Project No. 73-R-23, made by the Engineering Division of the Public Works Department of the Metropolitan Government of Nashville and Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 22 on the map of the Subdivision of Lot No. 1 of the Cantrell Subdivision of the Whiteside Tract, as of record in Book 57, page 73, Register's office for said County.

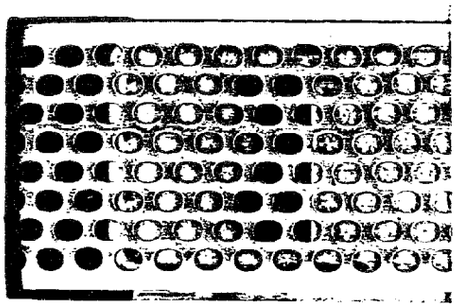
Beginning at the southwest corner of Fifth Avenue, North and Cass Street; thence southerly 32.7 feet along the West margin of Fifth Avenue, North to a point; thence northwesterly 45.90 feet around a curve that has a radius of 25 feet to a point on the south margin of Cass Street; thence easterly 32.7 feet along the south margin of Cass Street to the point of beginning.

Beginning at the southeast corner of Cass Street and Alley No. 510; thence southerly 3.3 feet along the east margin of Alley No. 510 to a point; thence easterly 25.57 feet along the southerly margin of Third Avenue North Connector to a point; thence westerly 12.85 feet along the south margin of Cass Street to the point of beginning and containing 245 square feet.

The said W. T. Byrd, William Thomas Byrd and Tom Byrd being one and the same person.

W.T. Byrd died testate on April 24, 1992. The Will of W.T. Byrd of record in Will Book P, page 20, Dickson County Probate Court appoints Barbara Byrd England and Reba Byrd Kimbro as Co-Executrices with power of sale.

This is improved property known as Fifth Avenue and Dominican Drive, Nashville, Davidson County, Tennessee.



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

RECEIVED OF _____

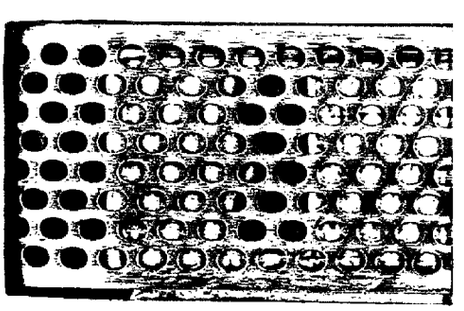
FOR _____

BOOK **11087** PAGE **122**

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	178386.86
			CON TX	660.03
			PRFEE	1.00
			WDEED	16.00
			CFEE	2.00
			TOTAL	679.03
			CHECK	679.03
08/28/98	01		14:35 0001	3557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0481105
IDENTIF. & REFERENCE

98 AUG 28 PM 2:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339028