B04761
T-6865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this 25th day of September, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2001

My Commission Expires

Affiant

Notary Public

WARRANTY DEED

BOOK 11131 PAGE 973

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: TRACY NEAL MCCARLEY	NAME: SAME
STREET ADDRESS:	STREET ADDRESS:
CITY: STATE: TN	CITY: STATE:
ZIP CODE: MAP & PARCEL NO. 72-10-254.00	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, F & J ENTERPRISES,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO TRACY NEAL MCCARLEY, UNMARRIED

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A small tract of land located in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made July 25, 1951, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the west margin of Scott Avenue 150 feet north of the north margin of Otay Avenue; thence westerly and parallel to the north margin of Otay Avenue 188 feet to the east margin of a proposed 12 foot alley; thence with the margin of same northerly 50 feet to a point; thence easterly 188 feet to the westerly margin of Scott Avenue; thence with the margin of the same southerly 50 feet to the beginning.

INCLUDED but expressly EXCLUDED from herein above described property is a strip of land across the rear for a proposed alley approximately 12 feet in width; but Grantor herein transfers to Grantee all right title and interest, if any, in and to this proposed alley.

Being the same property conveyed unto F&J Enterprises, by Executors Deed recorded December 12, 1996, in Book 10288, Page 874, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 2220 SCOTT AVENUE, NASHVILLE, TENNESSEE 37206

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HANDS THIS 25TH DAY OF SEPTEMBER, 1998.

F & J ENTERPRISES

BY:

James J. Vivino

98 SEP 29 PM 3:54
RECEIVED
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0493639
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JAMES J. VIVIANO, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the SECRETARY of F & J Enterprises, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 25th day of September, 1998.

My Commission Expires:

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE
My Commission Expires November 24, 2001

James L. Taylor
Notary Public

==========
WARRANTY DEED
==========

6923 09/29 0101 03CHECK 103.50

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

RECEIVED OF _____

FOR _____

BOOK 11131 PAGE 975

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL -- 103.50
CHECK 103.50

09/29/98 01 15:56 0001 6923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493639
IDENTIF. & REFERENCE

98 SEP 29 PM 3:54

R.L. ANDERSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1352233