BOOK 11167 PAGE 192

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
100 Winners Circle
Suite 150
Brentwood, Tennessee 37027
615/377-9370

WARRANTY DEED

From: ROLAND R. ROSIO

To: J P PROPERTIES

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
J P Properties 100 Winners Circle Suite 150 Brentwood, TN 37027	Same	6DA-14348 MAP 119-6 Par 85

98 OCT 23 AM 10:27
WILLIAM L. GARRETT, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0503077

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand Dollars and 00/100 ($40,000.00).

Roland R. Rosio
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16 day of October, 1998.

Sally Elpers
Notary Public

ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
5-28-2000

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, **ROLAND R. ROSIO,** as Grantor has bargained and sold, and by these presents does transfer and convey unto the said **J P PROPERTIES,** a Tennessee general partnership, the Grantee herein, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Sterling Subdivision, Section One, as of record in Book 1424, page 97, Register's Office for Davidson County, Tennessee.

6952 10/23/98 0101 03CHECK 159.00

SAID Lot No. 24 fronts 60 feet on the northerly side of Lutie Street and extends back between parallel lines 158.4 feet on each side, to a line in the rear, on which it measures 60 feet.

Being all the same property conveyed to Roland R. Rosio, and wife, Maria A. Rosio, by deed from Western Realty and Auction Company, of record in Book 4291, Page 338, RODC, Roland R. Rosio and Maria A. Rosio, having since divorced and the said Maria A. (Rosio) Sciabica conveyed her interest in said property to Roland R. Rosio by Quitclaim Deed dated July 23, 1998, recorded at Book 11160, page 802, RODC. Maria A. Rosio and Maria A. (Rosio) Sciabica being one and the same person.

This is improved property, known as 78 Lutie Street, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns forever. And Grantor does covenant with the 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. And Grantor does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 16th day of October, 1998.

Roland R. Rosio

ROLAND R. ROSIO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **ROLAND R. ROSIO,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

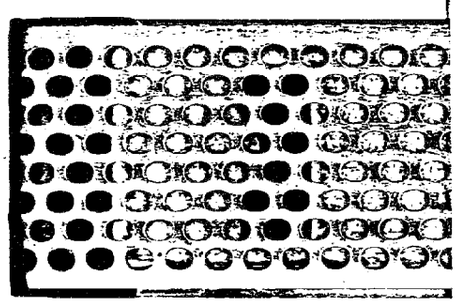
Witness my hand and official seal at Brentwood, Tennessee, this 16 day of October, 1998.

Sally Elpers

Notary Public

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
5-28-2000



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

RECEIVED OF _____

FOR _____

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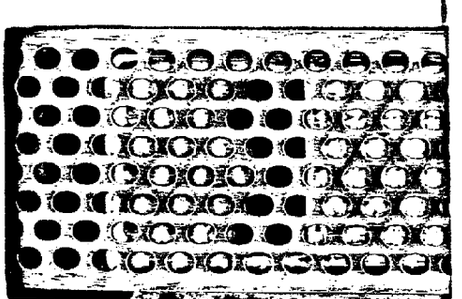
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

10/23/98 01 10:29 0001 6952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0503077
IDENTIF. # REFERENCE

98 OCT 23 AM 10:27

BILL CARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1362149