PREPARED BY: James A. Carney BOOK 11250 PAGE 930 PAGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $20,000.00

Affiant

Sworn to & subscribed before me this 10 day of DECEMBER, 1998.

Notary/Deputy Clerk

RETURN DEED TO NEW OWNER
B & J-M TRUST#2
517 Westboro Drive
Nashville, Tennessee 37209

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
Map 92-13 parcel 308

11W 80175

WARRANTY DEED

FOR AND IN CONSIDERATION 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, the undersigned James A. Carney, Trustee, 905 Stahlman Building Nashville, Tennessee 37201

hereinafter called the GRANTORS, have bargained & sold, & by these presents does hereby transfer and convey unto B & J-M TRUST #2, 517 Westboro Drive Nashville, Tennessee 37209

hereinafter called the GRANTEES, Grantee's heirs and assigns, a certain tract or parcel of land described as follows: **TO WIT:**

Land in Davidson County, Tennessee, being the northerly part of Lots Nos. 1,2 and 3 on the plan of the Charlotte Park Company's Second Addition, as of record in Book 57, pages 160 and 161, Register's Office for said County, being that part of Lot No. 80 on Shields' New West Nashville Plan, not included in the streets, said plan being of record in Book 57, page 77, said Register's Office, described as follows:
Beginning at the southwest corner of Elkins, formerly 2nd Avenue and 37th Avenue North, formerly Pilcher Street; thence with the southerly margin of Elkins Avenye, Westerly 131 feet, more or less, to the easterly margin of an alley shown on said Shields' Plan; thence southwardly with said alley 30 feet, more or less, to the southwest corner of said Lot No. 80; thence with the southerly line of said lots, eastwardly 132.2 feet, more or less, to the westerly margin of 37th Avenue North; thence with the westerly margin of said Avenue, northwardly 46 feet, more or less, to the beginning, being part of Block No. 23.

Being the same property conveyed to James A. Carney,Trustee, by deed from Joe F. Taylor, a single man,and Betty Jo Taylor, a single woman, of record in Book 11238, page 80, Register's Office for Davidson County Tennessee, the said Joe F. Taylor and Betty Jo Taylor were previously married, having become divorced prior to conveying said property to James A. Carney, Trustee.

There being a RIGHT-OF-WAY herein conveyed for ingress and egress only, to Willy Nelson, an adjacent property owner, southerly property line, described as follows: Beginning at the corner of the southerly margin of Elkins Avenue and the easterly margin of the alley; thence with the said alley southwardly 30 feet to the southwest corner of said Lot 80; thence with the southerly line of said lots (adjacent to Nelson), eastwardly 10 feet; thence along a line

(CONTINUED)
northwesterly to the point of beginning, creating a triangle right of way for Mr. Nelson only as long as he is the adjacent property owner.

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0524842
IDENTIF. ↑ REFERENCE

98 DEC 14 PM 12:55
CARL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0086 12/14 0101 03CHECK 85.00

THIS IMPROVED PROPERTY, KNOWN AS: 315 37th AVENUE North, Nashville, Tennessee 37209

TO HAVE & TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs or assigns, forever; and GRANTORS covenant with the said GRANTEES that GRANTORS are lawfull 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 as follows;

GRANTORS further covenant and binds GRANTORS, 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, singular shall include plural & plural shall include singular & use of any gender shall be applicable to all genders.

Witness my hands this 10 day of DECEMBER, 1998.

James A. Carney, Trustee
GRANTOR

GRANTOR

GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of DECEMBER, 1998, before me, the undersigned authority, personally appeared James A. Carney, Trustee

to me known (or proved to on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowleged the execution as a free act and deed and for the purposes therein contained.

C. H. WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/24/2001

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CASH1 85.00

CON TX	74.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	85.00
CHECK	85.00

12/14/98 01 12:57 0001 0086

0524842
IDENTIF. # REFERENCE

98 DEC 14 PM 12:55
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399553