WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37627)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th DAY OF March 99

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald R. Jackson	SAME	82-3-519
(NAME)	(NAME)	
917 North 5th Street		20W-28605
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, F & J Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald R. Jackson and wife, Annitia Jackson, (married)

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:

Land in Davidson County, Tennessee, being the northerly 43 feet of Lot No. 37 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for said County.

Said part of Lot No. 37 fronts 43 feet on the easterly side of North Fifth Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to F & J Enterprises, Inc. by deed from Renovators R US n/k/a Renovations, Inc. of record in Book 10765, Page 191, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

99 MAR 17 PM 4:08
RECEIVED & RECORDED IN DAVIDSON COUNTY, TN
REGISTER'S OFFICE

0562617

unimproved ( )
This is improved (X) property known as 917 North 5th Street, Nashville, TN 37207
(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 unincumbered, 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 tract 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 15th day of March 19 99

F & J Enterprises, Inc.

By: James F. Crumm (Pres.)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____ Tennessee, this _____day of _____ 19_____.

Commission expires _____

_____
Notary Public

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 and _____ with whom I am personally acquainted and who upon his oaths acknowledged himself to be the SECRETARY and _____ respectively of the F & J Enterprises, Inc. the within named bargainor and corporation, and that he as such SECRETARY 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 JAMES J. VIVIANO as such SECRETARY, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of March 1999.

My commission expires 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXPIRES SEPT 28, 2002

_____
Notary Public

00-951 RECORDED TOTO TITLE 9810

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11389 PG. 212

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

0562617
IDENTIF. A REFERENCE

99 MAR 17 PM 4:08
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

03/17/99 01 16:07 0001 0188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439308