THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,000.00

Cedric McKissack
Affiant

Subscribed and sworn to before me, this 29th day of July, 1999.

Wesley D. Turner
Notary Public

My Commission Expires: 3/25/2001

Address New Owner As Follows:
Cedric McKissack
605 Douglas Avenue
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:

Map 115-04-0-089

9338 07/30 0101 03CHECK 266.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAR INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CEDRIC MCKISSACK,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 and 24 on the Plan of Joe Browne Estate, as of record in Book 843, page 107, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lots 23 and 24 front together 115 feet on the westerly side of Jones Avenue and run back 93 feet 1 inch on the northerly line of 90 feet on the southerly line with the northerly margin of Mile End Avenue to an alley, measuring 115 feet thereon.

Included in the above but excluded therefrom is that portion of said land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed from JAR Investments, a Tennessee General Partnership, of record in Book 8534, page 180, Register's Office for said County, described as follows:

Beginning at a point on the south boundary of Parcel 20 of Map 71-16 and at approximate Station 37+96 of Project 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 88 degrees 27'31" and a radius of 30.00 feet, 46.32 feet along the curve to a point on the right-or-way of Jones Avenue; thence with said right-of-way S 07 degrees 08'44" W 29.20 feet to a point on the right-of-way of Douglas Avenue; thence N 84 degrees 23'45" W 29.20 feet to the point of beginning.

119444.1

Being part of the same property conveyed to JAR Investments by deed from Small Business Administration, an agency of the United States of America, by deed of record in Book 8417, page 933, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 107, Register's Office for said County.

This is improved property known as 605 Douglas Avenue, Nashville, TN 37206.

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, his heirs and assigns, forever; and covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of July, 1999.

JAR INVESTMENTS,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
Arthur Perlen, General Partner

By: _____
Joe M. Perlen, General Partner

By: _____
Richard Small, General Partner

061800.1
IDENTIF. ↑ REFERENCE

99 JUL 30 PM 1:33
LILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur Perlen, Joe M. Perlen and Richard Small, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the General Partners, of the makers or a constituent of the makers and are authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 29th day of July, 1999.

_____
Notary Public

My Commission Expires: 3/29/03

119444.1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

061800 I.
IDENTIF. ← REFERENCE

99 JUL 30 PM 1:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11596 PAGE 21

CAMT	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	266.30
CHECK	266.30

07/30/99 01 13:38 0001 9338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497580