THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
JL Properties 1355 New Hope Road Joelton, TN 37080	Same as New Owner	Map 18-16 Parcels 154 &194

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES H. McKINNEY and wife, BETTY J. McKINNEY, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JL PROPERTIES, a Tennessee Partnership composed of JUSTIN T. LEE, Partner, JAMES O. LEE, SR., Partner, and JAMES O. LEE, JR., Partner, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel No. 1: Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Wilhoite-Young Commercial Subdivision of record in Book 5200, page 198, Register's Office for Davidson County, Tennessee. Reference is made to Plan for a more complete description.

Being the same property conveyed to James H. McKinney and wife, Betty J. McKinney, by Installment Deed from Elizabeth W. Young, a widow, of record in Book 5551, page 697, Register's Office for Davidson County, Tennessee.

PARCEL NO. 2: Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Wilhoite-Young Commercial Subdivision of record in Book 5200, page 198, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Graves Avenue at the common corner of Lots 6 and 7; thence with the line between said two Lots, North 88 deg. 01' 03" East 202.90 feet to an iron pin; thence northerly 124.32 feet to a point in the southerly margin of Payne Street; thence with the southerly margin of Payne Street, westerly 195.33 feet to the beginning of a curve; thence around said curve which has a radius of 25.0 feet southwesterly 41.11 feet to the easterly margin of Graves Avenue; thence with the easterly margin of Graves Avenue southerly 70.59 feet to the point of beginning.

Being the same property conveyed to James H. McKinney and wife, Betty J. McKinney, by Installment Deed from Elizabeth W. Young, a widow, of record in Book 5839, page 452, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 201 Graves Road, Goodlettsville, TN 37072.

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 successors or assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 5200, page 198, said Register's Office.

3. Subject to easements for sanitary sewers to the City of Goodlettsville of record in Book 4363, pages 155, 157 and 159, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JAMES H. McKINNEY

BETTY J. McKINNEY

"GRANTEE"

J L PROPERTIES,
A TENNESSEE PARTNERSHIP

BY: JUSTIN T. LEE, Partner

BY: JAMES O. LEE, SR., Partner

BY: JAMES O. LEE, JR., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. McKINNEY and wife, BETTY J. McKINNEY, and JUSTIN T. LEE, Partner and wife, JAMES O. LEE, SR., Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of September, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JUSTIN T. LEE, JAMES O. LEE, SR., and JAMES O. LEE, JR., with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the partners of JL PROPERTIES, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal this the 27th day of September, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

James O. Lee
Affiant

Sworn to and subscribed before me, this the 27th day of September, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0640608

TOGETHER WITH REFERENCE

99 SEP 29 AM 9:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3540 09/29 0101 03CHECK $77.40

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

BOOK 11679 PAGE 621

0640608

IDENTIFICATION REFERENCE

99 SEP 29 AM 9:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			152000.00
		CON TX	562.40
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	577.40
		CHECK	577.40
09/29/99	01	09:46 0001	3540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521451