THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00

R. Daniel Butler
Affiant

Subscribed and sworn to before me, this 22nd day of November, 1999

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KERBY INVESTMENTS, LLC 1807 Lillian Street Nashville, Tennessee 37206	Kerby Investments, LLC 420-B Lynwood Boulevard Nashville, Tennessee 37205	MAP 83-14 PARCEL 218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND AND NO/100---------- ---------- ($ 55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , EMMIE D. JARRETT, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto KERBY INVESTMENTS, LLC

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of Lot No. 82 on the Plan of Edgefield Land Company's First Subdivision as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 82 fronts 50.0 feet on the northerly margin of Lillian Avenue and extends back 123.7 feet on the westerly line and 123.8 feet on the easterly line to a line in the rear measuring 50.0 feet thereon.

BEING the same property conveyed to Henry H. Jarrett and wife, Emmie D. Jarrett, by deed from Fred J. Moran, Jr., Sara A. Moran Clark, Mary M. Malkiewicz, Patrick J. Moran and John P. Moran of record in Book 4387, page 189, Register's Office for Davidson County, Tennessee; the said Henry H. Jarrett having since died.

RECEIVED FOR RECORD
99 NOV 24 PM 2:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

0660980

This is improved property known as 1807 Lillian Street, Nashville, Tennessee 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.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

214.50

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of November, 1999.

Emmie D. Jarrett

EMMIE D. JARRETT

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE 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, the within named EMMIE D. JARRETT, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of November, 1999.

Mitchell A Watts

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11756 PAGE 685

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

0660980

IDENTIFICATION REFERENCE

99 NOV 24 PM 2:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

11/24/99 01 14:40 0001 5122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542754