Davidson County DEEDWARR
Recvd: 11/02/00 08:43 2pgs
Fees:11.00 Taxes:925.00

20001102-0108672

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201

FILE NO: 200449
Box 48B

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **C & J Investments**	(NAME) Same as new owner	Map 027-05-0
(STREET ADDRESS) 5229 Reeder School Road	(STREET ADDRESS)	Parcel 050.00
(CITY) (STATE) (ZIP) Greenbrier TN 37073	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **J. T. DUGGER AND SON, INC., a Tennessee corporation,** has this day bargained and sold, and does hereby transfer and convey unto the said **C & J INVESTMENTS, a Tennessee general partnership,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Rothwood Subdivision of record in Book 1424, page 134, Register's Office for said County, and described according to a survey made by Hal R. Swan Jr., Surveyor, as follows:

Beginning at a point on the easterly margin of Ambrose Avenue at the common corner of Lots 17 and 18; thence in a northerly direction along the easterly margin of Ambrose Avenue 70 feet to a point on the southerly margin of North Hill Drive; thence in an easterly direction along the southerly margin of North Hill Drive; 192.7 feet to a point; thence in a southerly direction 90 feet to the line between lots 17 and 18; thence in a westerly direction along the line between Lots 17 and 18, 212.7 feet to the point of beginning.

Being the same property conveyed to John T. Dugger and Son, Inc. by deed of record in Book 4323, page 187, Register's Office, Davidson County, Tennessee. Said deed contained an error in the corporate name of the grantee, which should have read J. T. Dugger and Son, Inc. There never was, nor is there now, a Tennessee corporation named John T. Dugger and Son, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $250,000.00

Subscribed and sworn to before me this the 1st day of November, 2000.

Robert Jones
Affiant

Kay B. Housch
Kay B. Housch, Notary Public

My commission expires: 9/29/2001
(Affix Seal)

This is improved property known as 3018 Ambrose Avenue, Nashville TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 23rd day of October, 2000,

J. T. DUGGER AND SON, INC.

J. Alan Dugger, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **J. Alan Dugger, President** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville TN, this 1 st day of November, 2000.

Kay B. Housch, Notary Public
My Commission Expires: 9/29/2001

ENCUMBRANCES:

1. 2001 and subsequent years Davidson County real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of record in Book 1424, page 134, Register's Office, Davidson County, Tennessee.