THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 12/06/00 09:02 3pgs
Fees:15.00 Taxes:445.85
20001206-0119869

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
J and D Sewing Machines, Inc. PO Box 329 Goodlettsville, Tn. 37072	Same as New Owner	Map 42-16 Parcel 2 Field Book 11D 12650

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, LUCILE BOURNE, individually and as Executrix of the Estate of Tyree C. Jones, and SARAH BATES and VIRGINIA BATES, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto J AND D SEWING MACHINES, INC., a Tennessee Corporation, 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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Blair Heights, Section Five, as of record in Book 2330, page 55, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 185 feet on the westerly side of Donna Drive and runs back 225.9 feet on the southerly line and 219.7 feet on the southerly line to a dead line in the rear, measuring 185.11 feet thereon.

BEING the same property conveyed to Tyree C. Jones and wife, Martha C. Jones, by deed from Gerald Wayne Hessler and wife, Linda Moon Hessler, of record in Book 4762, page 882, Register's Office for Davidson County, Tennessee. And, the said Martha C. Jones died in April, 1999, at which time the property became vested in her husband, Tyree C. Jones, in fee simple. The said Tyree C. Jones died, testate, on August 6, 2000, a citizen and resident of Davidson County, Tennessee. Under the terms and provisions of the Last Will and Testament of Tyree C. Jones of record in Will Book 236, page 715, said Register's Office, Lucile Bourne was appointed Executrix of the said Estate and the real property described hereinabove is now vested as follows: Lucile Bourne, a one-third undivided interest; Sarah Bates, a one-third undivided interest; and, Virginia Bates, a one-third undivided interest.

The undersigned GRANTORS represent and warrant that all debts and obligations owing by Martha C. Jones during her lifetime or by reason of her death, have been fully paid and satisfied, and that the estate of Tyree C. Jones remains open but sufficient monies are in the said estate for the payment of all debts, taxes and costs of administration.

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 102 Donna Drive, Madison, Tennessee 37115.

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 2000, 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. Restrictive Covenants of record in Book 2487, page 95, said Register's Office.

3. Any and all matters as they may appear on the plan of record in Book 2330, page 55, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

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"

Lucile Bourne
LUCILE BOURNE, individually and as Executrix of the Estate of Tyree C. Jones

Sarah Bates
SARAH BATES

Virginia Bates
VIRGINIA BATES

"GRANTEE"

J & D SEWING MACHINES, INC.

BY: Dennis L Liggett
DENNIS L. LIGGETT, President

BY: Yolanda F Liggett
YOLANDA F. LIGGETT, Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCILE BOURNE, individually and as Executrix of the Estate of Tyree C. Jones, SARAH BATES, and VIRGINIA BATES, 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 4th day of December, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
DAVIDSON

My Commission Expires December 6, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DENNIS L. LIGGETT and YOLANDA F. LIGGETT, with whom I am personally acquainted and who acknowledged themselves to be the President and Secretary, respectively of J AND D SEWING MACHINES, INC., the bargainor, a corporation, and as such President and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary.

WITNESS my hand, at office, this the 4th day of December, 2000.

Patsy C. Davidson

PATSY C. DAVIDSON NOTARY PUBLIC PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,500.00.

Dennis L Liggett

Affiant

Sworn to and subscribed before me, this the 4th day of December, 2000.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001