Davidson County DEEDWARR
Recvd: 06/18/01 11:08 2pgs
Fees:11.00 Taxes:1572.50
20010618-0064131

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 21L-060205

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 425,000.00

Affiant

Sworn to and subscribed before me on this the 13th day of June, 2001.

NOTARY PUBLIC
My Commission Expires: Jan 14 2004

MORTGAGEE:

Bank of Nashville
100 Maple Drive, N
Hendersonville, TN 37075

Address New Owner:	Send Tax Bills to:	Map-Parcel
William J. Sudekum	Same as Owner	118-08-0-228.00
2505 Cruzen Street		118-08-0-225.00
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **J & G ASSOCIATES, a Tennessee General Partnership composed of William J. Sudekum and Gerlie V. Rickard**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **WILLIAM J. SUDEKUM, SR.**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. I: LAND in Davidson County, Tennessee, being Lots 184, 185, 186 and 187 on the Plan of Grandview Heights, as of record in Book 161, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lots.

BEING the same property conveyed to J & G ASSOCIATES, a partnership composed of William J. Sudekum and Gerlie V. Rickard by Deed dated April 2, 1985, from JERRY N. GOMER of record in Book 6525, Page 890, Register's Office for Davidson County, TN.

TRACT NO. II: Land in Davidson County, TN, being Lot No. 188 on the Plan of Grandview Heights as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to J & G ASSOCIATES, a Tennessee partnership composed of Gerlie Rickard and William Sudekum, Sr. by Deed dated January 16, 1998 from WILSON E. MORROW and wife, LUCILLE MORROW of record in Book 10762, page 869, said Register's Office.

This is improved property known as 2505 and 2511 Cruzen Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 (my/our) hand(s) this the 13th day of June, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J & G ASSOCIATES, a Tennessee
General Partnership composed of
William J. Sudekum and Gerlie V. Rickard

By: _____
William J. Sudekum, Partner

By: _____
Gerlie V. Rickard, Partner

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, undersigned, of the state and county aforementioned, personally appeared, William J. Sudekum and Gerlie V. Richard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be partners of J & G Associates, the within named bargainor, a partnership, and that such persons, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such persons as partners.

Witness my hand and seal, this 13th day of June, 2001.

_____
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

My Commission Expires: Jan 14, 2004