THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 04/30/03 14:19 2pgs
Fees:13.00 Taxes:351.50

20030430-0057870

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen W. Spalding (NAME)	Owner (NAME)	MAP 104-01
403 St. Francis Avenue (ADDRESS)	(ADDRESS)	PARCEL 365
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J & K Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen W. Spalding and wife, Margaret M. Spalding

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 lots number 14 and 15 on the plan of West End Park Terrace, as of record in Book 547, page 36, Reguster's Office for Davidson County, Tennessee.

Being the sdame property conveyed to J & K Partnership by deed of record as instrument number 20010717-0075678, said Register's Office. J & K Partnership is a Tennessee General Partnership composed of Gaw Properties, LLC and Ann Jones Corporation.

unimproved ( )
This is improved (X) property, known as 403 St. Francis Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 our hand S this 17th day of April, 2003

J & K Partnership
By: Gaw Properties of Tennessee, LLC, Jeff Gaw
Chief Manager
By: Anne Jones Corporation, Katy Garvey President
Anne Jones Corporation, Katy Garvey.
President

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeff Gaw and ____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Chief Manager and ____ respectively of the GAW PROPERTIES OF TENNESSEE, LLC. ~~corporation~~ limited liability company the within named bargainor, a ~~corporation~~, and that (he / they) as such Chief Manager and ____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ~~xxxxxxxxx~~ limited liability company Jeff Gaw as such chief manager, and attesting the same by the said ____ as such xxxxxxxx the said GAW PROPERTIES OF TENNESSEE, LLC being a general partner of J & K Partnership

Witness my hand and official seal at office at Nashville, TN on this the 17th day of April, 2003. 19__.

My commission expires 5-17-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Katy Garvey and ____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and ____ respectively of the Anne Jones Corporation the within named bargainor, a corporation, and that (he / they) as such president and ____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Katy Garvey as such PRESIDENT, and attesting the same by the said ____ as such xxxxxxx the said Anne Jones Corporation being a general partner of J & K Partnership

Witness my hand and official seal at office at Nashville on this the 17th day of April, 2003 19__.

My commission expires 5/17/07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN