THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 303,000.00

Steven N. Backer
Affiant

Davidson County DEEDWARR
Recvd: 06/30/03 12:56 2pgs
Fees:13.00 Taxes:1121.10
20030630-0089957

Subscribed and sworn to before me, this 26th day of June, 2003

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10.17.05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JJSB FAMILY EMPLOYEE PROFIT 2501 Westwood Avenue Nashville, Tennessee 37212	Pat and Julie Muesel 2501 Westwood Avenue Nashville, Tennessee 37212	MAP 104-15 PARCEL 389

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THREE THOUSAND AND NO/100----------($ 303,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , PAMELA J. TYNER AND HUSBAND, KEVIN J. TYNER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JJSB FAMILY EMPLOYEE PROFIT SHARING TRUST hereinafter called the Grantee, its successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the east 57.0 feet of Lot No. 58 on the Plan of Belair of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 58 fronts 57.0 feet on the south side of Westwood Avenue and runs back between parallel lines, along the west margin of 25th Avenue, South, 192.0 feet to a dead line.

BEING the same property conveyed to Pamela J. Tyner and husband, Kevin J. Tyner, by deed from William J. Hodges and wife, Caroline F. Hodges, of record in Book 11613, page 360, Register's Office for Davidson County, Tennessee.

This is improved property known as 2501 Westwood Avenue, Nashville, Tennessee 37212

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 and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have 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 Belair of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successors&assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of June, 2003.

Pamela J. Tyner
PAMELA J. TYNER

Kevin J. Tyner
KEVIN J. TYNER

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 PAMELA J. TYNER AND HUSBAND, KEVIN J. TYNER, the bargainor s, 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 and official seal this 26th day of June, 2003.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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