WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/04 15:28 2pgs
Fees:13.00 Taxes:92.50

20040629-0077272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF June 2004

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: [illegible] 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Davis, Jr. (NAME)	**Same as New Owner** (NAME)	MAP 44-5
1120 Springfield Hwy. (ADDRESS)	(ADDRESS)	PARCEL 129
Goodlettsville, TN 37072 (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, M & S Properties, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Davis, Jr.

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 Lot No. 58 on the Map of Rayon City as of record in Book 843, Page 48, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to M & S Properties, a Tennessee General Partnership by Deed from Alfred L. Fields and wife, Barbara J. Fields of record in Book 9660, Page 482, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETABCK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF RAYON CITY OF RECORD IN BOOK 843, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 996, PAGE 362 AND BOOK 2701, PAGE 101, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO SEWER EASEMENT OF RECORD IN BOOK 9343, PAGE 163, SAID REGISTER'S OFFICE.

(incorrectly shown as 107 Ensley Ave. on Grantor's Deed)

unimproved ( )
This is improved (X) property, known as 100 Ensley Avenue, Old Hickory, TN 37138
(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 my hand this 23rd day of June 2004

M & S Properties, a Tennessee General Partnership

Wayne Stevens, Partner

Nich Martin, Partner by Wayne Stevens
Attorney-in-Fact

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 M & S Properties, a Tennessee, General Partnership

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 23rd day of June, 2004.

Commission expires March 25, 2006

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority a Notary Public within and for the State and County aforesaid, personally appeared Wayne Stevens and xxx with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be a General Partner and xxx respectively of the of M & S Properties, a Tennessee General Partnership the within named bargainor, and that he as such General Partner and xxx being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Wayne Stevens as such General Partner, and xxxxxxxxxxxxxxxx and xxxxxxx.

Witness my hand and official seal at office at Madison, Tennessee on this the 23rd day of June, 2004.

My commission expires 3-25-06

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2004, before me personally appeared Wayne Stevens to me known to be the person who executed the foregoing instrument on behalf of Nick Martin in the capacity of General Partner of M & S Properties, a Tennessee General Partnership, and acknowledged that he executed the same as the free act and deed of the said Nick Martin.

Witness my hand and official seal at Madison, Tennessee, this the 23rd day of June, 2004.

Commission expires: 3/25/2006

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006