BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 02/04/05 10:27 2 pgs
Fees:13.00 Taxes:684.50

20050204-0013220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2005.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Stegall Enterprises, Inc.	Keith Stegall	118-11-0-104.00
(NAME) 2820 Erica Place	(NAME) SAME	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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,

NJC Leasing Corporation,

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

Keith Stegall Enterprises, Inc.,

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. 13 on the plan of the re-subdivision of Lots 11, 12, and 13, Berry Hill Gardens of record in Instrument No. 20041210-0147345, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being * Part of the same property conveyed to NJC Leasing Corporation by Warranty Deed by Emily S. Lindsay, Conservator of the Estate of Gertrude Marie Lyon, by order of the Probate Court for Davidson County, Tennessee, of record in Minute Book 336, Page 350, dated 11/3/89 and recorded 11/8/89 in Book 7979, Page 492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as Building & Lot 13 at 2819 Erica Place, Nashville, TN 37204
(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 31st day of January, 2005.

NJC Leasing Corporation

By: _____

James L. Jacob, President

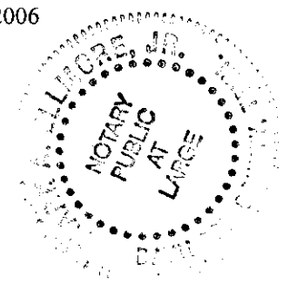
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Mark A. Ellmore, Jr., a Notary Public of said County and State, personally appeared James L. Jacob, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence0, and who, upon oath, acknowledged himself to be President of NJC Leasing Corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2005.

Commission expires: November 25, 2006



Mark A. Ellmore, Jr. Notary Public