This Instrument Prepared By:

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Davidson County DEEDWARR
Recvd: 09/12/05 09:36 2 pgs
Fees:13.00 Taxes:1461.50
20050912-0109088

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
J and D Enterprises, LLC 625 Hart Lane Nashville, Tennessee 37216	J and D Enterprises, LLC 625 Hart Lane Nashville, TN 37216	Map No. 061-13-0 Parcel No. 001.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of September, 2005.

AMY J. HENDERSON NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

Notary Public

My Commission Expires: 10-20-08

FOR AND IN VALUABLE CONSIDERATION in the sum of $395,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AmSouth Bank (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto J and D Enterprises, LLC, a Tennessee Limited Liability Company (hereinafter "Grantee"), its successors, and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 246 on the Plan of Maplewood Heights, Second Subdivision, a plan of which is of record in Book 547, Page 103 and 104, Register's Office for said County.

Said Lot No. 46 fronts 100 feet on the northerly side of the Masonic Home County Road, and extends back between parallel lines on the west side 361 ½ feet to a dead line and 351.1 feet on the east line to dead line and measures 100 feet on the said dead line.

THERE IS INCLUDED IN THE HEREIN DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED THEREFROM, the following tract of parcel of land:

Beginning at a point of intersection of the west boundary of he Robert L. Mathes property and the north margin of Ben Allen Road, thence south 79 degrees 45 minutes 18 seconds east 49.99 feet to a point in the said west boundary south 17 degrees 22 minutes 42 seconds west 6.25 feet to the point of beginning, and containing 159 square feet and being the same property conveyed to the State of Tennessee, Department of Transportation by deed from Lula Mai Timbs of record in Book 4937, Page 107, said Register's Office.

Being the same property conveyed to AmSouth Bank by Substitute Trustee's Deed of record in Instrument No. 20050615-0068707, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 625 Hart Lane, Nashville, Tennessee, 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Metro Davidson County ad valorem property taxes for 2004 or earlier will be paid by Seller. The 2005 County taxes for the property will be pro-rated through date of Deed;

2. All matters which would be disclosed by a survey;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices; and

4. The Property is being conveyed to Grantee "as is – where is" and without warranty, express or implied, except as set forth herein.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 8th day of September, 2005.

AmSouth Bank

By: _____

Title: Vice President

STATE OF MISSISSIPPI)
)
COUNTY OF HINDS)

Before me, Tracy L. Smith, a Notary Public for the State of County aforesaid, personally appeared Randy Sullivan with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of AmSouth Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 8th day of September, 2005.

Tracy L Smith
Notary Public

My Commission Expires: _____

Notary Public State of Mississippi At Large
My Commission Expires: March 10, 2006
Bonded Thru Heiden, Brooks & Garland, Inc.

TRACY L. SMITH NOTARY PUBLIC MADISON COUNTY, MISS.