BOOK 3923 PAGE 207

This Instrument Was Prepared By
REAU E. FOLK, JR. Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC 181706

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP. 51-11 PAR 400.1	Mr. and Mrs. Frank James 104 Saunders Avenue Nashville, Tennessee	Security Federal S & L Assn. 500 Union Street Nashville, Tennessee
FIELD BOOK NUMBER(S) 11D-15797 MS	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 104 Saunders Avenue	LOAN OR ACCOUNT NO. 2063 PROPERTY IS [x] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 16, 1962, in the original principal sum of $6,000.00, payable to Security Federal Savings & Loan Association in monthly installments of $50.64, including interest at 6% per annum, said note being secured by a deed of trust executed by William E. Casteel and wife, Catherine Casteel, to Everett A. Covington, Jr., Trustee, of record in Book 3443, page 362,

WILLIAM E. CASTEEL and wife, CATHERINE CASTEEL, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK JAMES and wife, MARY PEARL JAMES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 11 on the Plan of the Subdivision of the Herbert Anderson Tract, a part of the N. O. Love Estate, as of record in Book 421, page 37, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, August 11, 1962, as follows:

Beginning at an iron pin on the westerly margin of Roberta Avenue at the northeast corner of the property conveyed to Morse W. Cowell and wife, by deed from William Howard Baker and wife, of record in Book 3224, page 151; thence with the westerly margin of said Avenue, northwardly 65 feet to an iron pin; thence westwardly 132 feet to an iron pin; thence westwardly 81.2 feet to an iron pin; thence southwardly 73.5 feet; thence eastwardly, passing said Cowell's northwest corner at 7 feet, and continuing with said Cowell's northern boundary line, in all 138.4 feet to an iron pin 7 feet north of a house on said Cowell property; thence continuing with said Cowell's northern boundary line, eastwardly 74.6 feet to the beginning.

Being the same property conveyed to William E. Casteel and wife, Catherine Casteel, by deed from William H. Baker and wife, Ann E. Baker, as of record in Book 3430, page 55.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of July, 1965.

Catherine Casteel
Catherine Casteel

William E. Casteel
William E. Casteel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named William E. Casteel and wife, Catherine Casteel,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of July, 19 65.

Helen D. Scott
Notary Public

My commission expires: March 4, 1967

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF

FROM
WILLIAM E. CASTEEL and wife,

TO
FRANK JAMES and wife,

93017

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 13 9 08 AM '65

NOTED BOOK 112 PAGE 240
RECORDING FEE $ 2.00
DEP. REG. ---

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Casteel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in 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 _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____, and attesting the same by the said _____ as such _____.

STATE TAX $ 11.15
PROBATE .50
TOTAL $ 11.65

AUG 13 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 13 1965

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public