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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

George James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May 1968

Donald Brown
Notary Public

MY COMMISSION EXPIRES: Nov. 10, 1969

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DODSON BATSON, ATTY, 702-1st American Nat'l Bank, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. George James (NAME)	Same (NAME)	15D-14465
1426 Huffine Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JOSEPH D. LUQUER AND WIFE, OTIS MILDRED LUQUER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE JAMES AND WIFE, DELLA K. JAMES

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 the 11th, formerly 18th Civil District of Davidson County, Tennessee, described according to a survey of Hickerson-Miller Engineers, dated April 17,1957, as follows:

BEGINNING at an iron pin on the easterly margin of Huffine Street at the northeast corner of the property conveyed to Seth Walker and wife, by deed from Linda May Malone and husband, of record in Book 2026, page 241, Register's Office for Davidson County, Tennessee; thence with the north boundary of the Walker property, South 76° East 164.3 feet to Walker's northeast corner; thence North 13° East 61 feet to an iron pin; thence North 76° West 164.3 feet to an iron pin in the easterly margin of Huffine Street; thence with same, South 13°

Being the same property conveyed to Joseph D.Luquer and wife, Otis Mildred Luquer by deed from W.F.Carr and wife, of record in Book 2926, page 267, said Register's Office.

1968 taxes have been prorated and are assumed by Purchasers.

unimproved ( )
This is improved ( ) property, known as _____ (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 our hand s this 27 day of May , 19 68

Joseph D. Luquer
Joseph D.Luquer

Otis Mildred Luquer
Otis Mildred Luquer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Joseph D. Luquer and wife, Otis Mildred Luquer

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 27 day of May 1968

Commission expires Nov 10 - 1968 Donald Gaines
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19__.

My commission expires _____
Notary Public

WARRANTY DEED

FROM
JOSEPH D. LUQUER, ET UX

TO
GEORGE JAMES, ET UX

A 00841

IDENTIF. REFERENCE

JUN 7 3 39 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

JUN-7	CONV	13,500.00				
JUN-7	S'TAX		A*	35.10		
JUN-7	PRTEEE		A*	.50		
JUN-7	W'DEED		A*	3.00	*	38.60