BOOK 4372 PAGE 687 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,832.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 1969.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires Jan. 13, 1971

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Attorney, 601 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. James et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 94 - 1
902 Village Court (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Par. 341
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Bobby Wayne Eaton and wife, Barbara D. Eaton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. James and wife, Shirley M. 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 Davidson County, Tennessee, being Lot No. 49 - A on the unrecorded plan of Shelby Village No. 5 and a portion of the land on the Map of Shelby Village Subdivision, Section II, as of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 - A fronts 56 feet on the westerly side of an extension of Village Court, and runs back between lines 154.7 feet on the northerly line, and 154.7 feet on the southerly line, to a dead line in the rear, on which it extends 56.0 feet.

Being the same property conveyed to Bobby Wayne Eaton and wife, Barbara D. Eaton by deed from Waverly Eugene Campsey and wife, Shirley L. Campsey as of record in Book 4255, page 279, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

Grantees assume a certain Deed of Trust note balance payable to Guaranty Mortgage Company of America as of record in Book 3167, page 567, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 902 (House Number) Village Court (Street) Nashville, Tennessee 37206 (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 hands this 4th day of OCTOBER, 1969

Bobby Wayne Eaton

Barbara D. Eaton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James M. Foster, a Notary Public in and for said County and State, the within named Bobby Wayne Eaton and wife, Barbara D. Eaton

the bargainorS, 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 4th day of July 1969

Commission expires Dec 21, 1971

James M. Foster
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (himself) (themselves) to be the _____ of the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____, 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

OCT16 CONV 10,832.87
OCT16 MTG TAX A* 28.00
OCT16 STATE A* .50
OCT16 MTG REC A* 3.00 * 31.58

Fitch Foster Realty Co.

WARRANTY DEED

FROM
Bobby Wayne Eaton and wife,

Barbara D. Eaton

TO
JAMES E. JAMES and wife SHIRLEY M. JAMES

157554

IDENTIF. REFERENCE

OCT 16 10 52 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.