BOOK 4477 PAGE 878

WARRANTY DEED

This Instrument Prepared By
CLYDE PRIDE HOLLAND
1408 Parkway Towers
Nashville, Tn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Thomas Neely James Jr. Et Ux	First & Mid-South Mortgage Co.	
(NAME)	(NAME)	Map 96-14
3309 Ironwood Drive	410 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 264
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by THOMAS NEELY JAMES, JR. and wife, ANNA EADES JAMES, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we

THURMAN HOME BUILDING CORPORATION

have this day bargained and sold, and do hereby transfer and convey unto the said

THOMAS NEELY JAMES, JR., and wife, ANNA EADES JAMES

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 253, on the Map of Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office for said County.

SAID Lot No. 253 fronts 69.0 feet on the westerly margin of Ironwood Drive and runs back between lines 156.8 feet on the southerly line and 158.1 feet on the northerly line to a line at the rear measuring 75.3 feet thereon.

BEING part of the same property conveyed to Thurman Home Building Corporation by deed from Waterfalls Developers, Inc. of record in Book 4313, page 686, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4175, page 34, said Register's Office , an owners certificate and a 30 foot minimum building setback line from Ironwood Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 x25 foot utility anchor easement on the southeast corner of said lot, also Restrictive covenants of record in Book 4272, page 832, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 29th day of January 19 71

Affiant

My commission expires: August 5, 1972. (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3309 Ironwood Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

THOMAS NEELY JAMES, JR. AND WIFE, ANNA EADES JAMES

their (successors),

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for current taxes.

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* THOMAS NEELY JAMES, JR and wife, ANNA EADES JAMES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 29th *day of* January, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THURMAN HOME BUILDING CORPORATION

BY: Lewis D. Pride

LEWIS D. PRIDE, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., 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.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Lewis D. Pride *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Thurman Home Building Corporation *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 29th *day of* January, *19* 71

Commission expires August 5, 1972

Maxine Boswell
Notary Public

NOTARY PUBLIC DAVIDSON

B 0 3 9 1 1

IDENTIF. REFERENCE

FEB 4 1 53 PM '71

FELIX Z. HILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-4-71	CONV	18,500.00			
FEB-4-71	S'TAX		A*	48.10	
FEB-4-71	PR'FEE		A*	.50	
FEB-4-71	W'DEED		A*	3.00	* 51.60

Please Return To:
Entrekin, Johnson & Holland
1408 Fa[illegible] Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

FROM

THURMAN HOME BUILDING CORP.
TO

Thomas Neely James, Jr. Et Ux

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE