WARRANTY DEED

BOOK 4501 PAGE 344

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank E. James, et ux	Guaranty Mortgage Company	5D-11358
(NAME) 4816 Sunlight Drive	(NAME) 311 7th Avenue North	Map 134-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 164
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Twenty/Thousand Nine Hundred and No/100---- ----------($21,900.00) ---------- Dollars,

cash in hand paid by Frank E. James and wife, Ruth H. James, the receipt of all of which is hereby acknowledged,

we, Willis J. Reynolds and wife, Inez Reynolds

have this day bargained and sold, and do hereby transfer and convey unto the said Frank E. James and wife, Ruth H. James, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 227, on the Plan of Kenilworth Estates, Section 4, as of record in book 3300, pages 34, 35 and 36, Register's Office for said County.

Said lot No. 227 fronts 70.0 feet on the southeasterly side of Sunlight Drive and extends back 143.8 feet on the northeasterly line and 144.9 feet on the southwesterly line, to a dead line, measuring 70.0 feet thereon.

Being the same property conveyed to Irvin L. Hicks and wife, Maxine Hicks, by deed from Charles R. Henry and wife, of record in book 3789, page 328, Register's Office for said County.

This Instrument Was Prepared By

Owen W. Pedigo (WHE)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 21900.00

Subscribed and sworn to before me, this the 12th day of May 19 71

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4816 Sunlight 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 Frank E. James and wife, Ruth H. 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 taxes for 1971 which are prorated and assumed by the grantees.

We further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Frank E. James and wife, Ruth H. James, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of May, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willis J Reynolds

Inez Reynolds

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Willis J. Reynolds and wife, Inez Reynolds

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 Nashville, *Tennessee, this* 12th *day of* May, *19* 71.

Mary Ensley *Notary Public*

Commission expires June 6, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

Rec. Date 2/11/01

WARRANTY DEED

FROM

Willis J. Reynolds, et ux

TO

Frank E. James, et ux

B 14568

IDENTIF. REFERENCE

MAY 12 3 42 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 12 [illegible] CONV 21,900.00
MAY 12 [illegible] S'TAX A* 56.94
MAY 12 [illegible] PR'FEE A* .50
MAY 12 [illegible] W'DEED A* 3.00 * 60.44

Compliments of

Guaranty Title

Office of

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