WARRANTY DEED

BOOK 4515 PAGE 158

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Collier M. James et ux (NAME)	Collier M. James (NAME)	27W-14595
East 1221/Chester Avenue (STREET ADDRESS OR ROUTE NUMBER)	~~Same~~ 1221 East Chester (STREET ADDRESS)	Map 72-14
Nashville, (CITY) (P. O. ZONE) Tennessee (STATE)	Nashville, Tenn. 37218 (CITY) (ZONE) (STATE)	Par. 59
		PW

For and in Consideration of the sum of Four Thousand Nine Hundred ($4,900.00) ..... *DOLLARS*

of which sum, Collier M. James and wife, Jean Craig James, have paid to us in cash the sum of Seven Hundred (700.00) Dollars, and for the balance have agreed to pay and have assumed the payment of the balance on the note in the original sum of $4,500.00 secured by instaliment deed on the property herein conveyed of record in Book 4209, page 137, RODC, Tenn., being,as of July 1, 1971, including principal and interest, $4,200.00, payable monthly in installments of $49.96, we, Charles E. Reed and wife, Mable T. Reed,

have bargained and sold, and by these presents do transfer and convey unto Collier M. James , an d wife Jean Craig James *the said* purchasers, in the estate by the entirety, their ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 102 and the easterly half of Lot No. 103 on the Plan of Chesterfield Place, as of record in Book 332, page 147, Register's Office for said County. Said Lot No. 102 and the easterly half of Lot No. 103 front together 45 feet on the northerly side of Chesterfield Avenue, and run back between parallel lines 132 feet to a dead line.

Being the same property conveyed to Charles E. Reed et ux by deed from Mary Rohrbach of record in Book 4209, page 137, RODC, Tennessee.

(This deed was prepared by Jordan Stokes III, Atty. at Law, Sudekum Bldg., Nashville)

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $4900.00, A Title Insurance

Subscribed and sworn to before me this 28th day of June 1971

Deputy Register D. Williamson

This is { unimproved / improved } property, known as 1221 (House Number) East Chester (Street) Avenue P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Collier M. James and wife, Jean Craig James, their ..... *heirs and assigns, forever.*

And we ..... *do covenant with the said* Collier M. James and wife, Jean Craig James, ... *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,* except for the installment above referred to and for 1971 taxes which are to be prorated.

And we, Charles E. Reed and wife, Mable T. Reed, ... *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Collier M. James and wife, Jean Craig James, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* June 28th XXXXXX *day of* ....., 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* The purchasers join in this deed to evidence their assumption of the note referred to above.

Charles E. Reed

Mable T. Reed

Collier M. James

Jean Craig James

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, PHILIP C MOORE, a Notary Public in and for said County and State, Charles E. Reed and wife, Mable T. Reed, and Collier M. James and wife, Jean Craig James,

the within named 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 28 day of June, 19 71

Philip C Moore Notary Public

Commission expires July 29, 1974

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.....

JUN28E	CONV	*4,900.00				
JUN28E	S'TAX		A*	12.74		
JUN28E	PB'FEE		A*	.50		
JUN28E	W'DEED		A*	3.00	*	16.24

WARRANTY DEED

FROM
Charles T. Reed et ux

TO
Collier N. James et ux

B 20731

IDENTIF. REFERENCE

JUN 28 1 45 PM '71

FELIX A. DYER, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE