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FORM NO. WD-1

VIRGINIA S. SHOULDERS,
by her attorney in fact,
Virginia Youngblood

TO

JOHN H. JAMES, JR. and
wife, REBECCA S. JAMES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55.000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 71.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 10, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Michael J. Philbin, 300 James Robertson Parkway, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. James, Jr. (NAME)	Fidelity Federal S&L Association (NAME)	Map 117-10
2315 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 9
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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~~ I, VIRGINIA S. SHOULDERS, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. James, Jr. and wife, Rebecca S. 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:

Being part of Lot No. 3 on the Plan of Samuel Watkins' Farm Lands, as of record in Book 45, page 16, Register's Office for said County,

Beginning on the southerly margin of Woodmont Boulevard at a point 287 feet east of the northeast corner of Lot No. 15 of Block No. 4 on the plan of Woodmont Estates, as of record in Book 974, page 29, said Register's Office, thence south 7° 15' west 546 feet to the northerly line of Lot No. 17; thence with the northerly lines of Lot No. 17 and of a 30-foot reserved strip as shown on said plan of Woodmont Estates, south 86° 30' east 180 feet to the westerly line of said 30-foot reserved strip; thence with said line, north 7° 15' east 546 feet to the southerly margin of Woodmont Boulevard; thence with said Boulevard, north 86° 30' west 180 feet to the beginning.

Being the same property conveyed to Harrison H. Shoulders, Sr. and wife, Virginia S. Shoulders by deed from Randolph M. Smith and wife, of record in Book 3806, page 231, said Register's Office, the said Harrison H. Shoulders, Sr. having since died.

This instrument is executed on behalf of Virginia S. Shoulders by her attorney in fact, Virginia Youngblood, who was duly appointed and authorized to execute a deed to real property by instrument of record in Book 4548, page 582, Register's Office for Davidson County.

This is ( ) unimproved (X) improved property, known as 2315 Woodmont Blvd. (House Number) (Street) Nashville (P. O. Address) (City or Town) 37215 (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 my hand this 25th day of October, 19 71

Virginia S. Shoulders

by Virginia Young blood, attorney in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

NOV16F CONV 55,000.00
NOV16F S'TAX A* 143.00
NOV16F PR'FEE A* .50
NOV16F W'DEED A* 4.00 * 147.50

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

019794-0

WARRANTY DEED

FROM VIRGINIA S. SHOULDERS

TO JOHN H. JAMES, JR. and wife, REBECCA S. JAMES

B 3810 0

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

Nov 16 3 01 PH '71

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of October, 1971, before me personally appeared Virginia Youngblood, to me known to be the person who executed the foregoing instrument in behalf of Virginia S. Shoulders, and acknowledged that she executed the same as the free act and deed of said Virginia S. Shoulders.

My commission expires: 8-19-74

Frances W. Green
Notary Public