This instrument prepared by:
DON L. SMITH, ATTORNEY
American Trust Building
Nashville, Tennessee

BOOK 4684 PAGE 308

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Earl James et ux.	First Federal Savings & Loan Assn.	26-13-56
(NAME) 301 Draper Circle	(NAME) 4th & Union	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------($10.00) ----------

cash in hand paid by George Earl James and wife, Evelyn McKinney James, and other Dollars, good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said George Earl James and wife have assumed and agree to pay the unpaid balance of an original indebtedness of $20,800.00 secured by deed of trust of record in book 4530, page 316, Register's Office for Davidson County, Tennessee,

We, John H. Hedge, III and wife, Jo Ann B. Hedge,

have this day bargained and sold, and do hereby transfer and convey unto the said George Earl James and wife, Evelyn McKinney James, their

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

Being Lot No. 11 on the Plan of Goodlettsville Heights, Section 6, as of record in Book 3600, page 98, Register's Office for said County.
Said Lot fronts 116.2 feet on the southwesterly side of Draper Circle and extends back 364 feet on the southeasterly line and 358.6 feet on the northwesterly line to a dead line and measures 116 feet thereon.
Being the same property conveyed to John H. Hedge, III and wife, Jo Ann B. Hedge, by deed from Sam Tinnin and wife, Glenda M. Tinnin, of record in Book 4530, page 314, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,500.00

Subscribed and sworn to before me, this the 27th day of February, 19 73

My commission expires: 4/25/76 (Affix Seal)

× George E. James
Affiant

Mary Ensley
Notary Public

This is unimproved ( ) improved (X) property, known as 301 Draper Circle, Goodlettsville, 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 George Earl James and wife, Evelyn McKinney 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 by deed of trust as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George Earl James and wife, Evelyn McKinney, their

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

Witness our hands this 27th day of February, 19 73, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John H. Hedge, III

Jo Ann B. Hedge

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, John H. Hedge, III and wife, Jo Ann B. Hedge,

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 27th day of February, 1973.

Mary Emery
Notary Public

Commission expires 4/25/76

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____

PLEASE RETURN TO
CHICAGO TITLE INS. CO. 21891

WARRANTY DEED

FROM
John H. Hedge, III et ux.

TO
George Earl James et ux.

B 9 6 3 7 5

IDENTIF. REFERENCE

FEB 28 9 17 AM '73

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FEB28	CONV	35,500.00				
FEB28	S'TAX		A*	92.30		
FEB28	PR'FEE		A*	.50		
FEB28	W'DEED		A*	4.00	*	96.80

Compliments of

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