This Form furnished by Attorneys Title Company, Inc.

BOOK 4828 PAGE 394

Form No. WD-2

FROM
JAMES SALES OF TENNESSEE, INC.

TO
BILLY E. JAMES AND WIFE,
LANEICE W. JAMES

For draftsman's use

This Instrument Prepared by:
DALE, THOMPSON & MILES
14th Floor
Nashville Bank & Trust Bldg.
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy E. James, et ux (NAME)	Same (NAME)	94-46
253 Bluegrass Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, Tenn. 37075 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JUN 25 12 49 PM '74

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 1974

Notary Public

MY COMMISSION EXPIRES: December 15, 1977

(AFFIX SEAL)

C60369

For and in Consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

and other good and valuable considerations, receipt of which is hereby acknowledged, James Sales of Tennessee, Inc., a Tennessee corporation,

has ~~bargained~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Billy E. James and wife, Laneice W. James, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land located in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 5-D on the Re-subdivision of Section 10, River Hills Industrial Park as recorded in Book 4660, Page 83, R.O.D.C. and more particularly described as follows:

BEGINNING at a concrete monument in the west right-of-way line of Spence Lane (a 60-foot right-of-way), said monument being south along said right-of-way a total distance of 514.75 feet from the radius turn out monument in the southwest intersection of Spence Lane and Clovernook Drive and proceeding as follows: with the west right-of-way line of Spence Lane, South 9° 33' 30" west a distance of 53.55 feet to a concrete monument; thence, with a curve to the left having a radius of 1375.40 feet a distance of 170.19 feet to a concrete monument; thence, leaving said right-of-way North 58° 26' 39" West a distance of 308.25 feet to a concrete monument; thence, North 7° 44' 08" East a distance of 107.91 feet to a concrete monument; thence south 80° 26' 30" east a distance of 278.72 feet to the point of beginning, and containing 1.05 acre as per survey by Turner Engineering Company dated December 19, 1973.

BEING the same property conveyed to James Sales of Tennessee, Inc., by deed from Riverhills, Inc., a Tennessee corporation, of record in Book 4788, Page 945, Register's Office for Davidson County, Tennessee.

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This is unimproved (X) improved ( ) property, known as Spence Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy E. James and wife, Laneice W. James, their heirs and assigns, forever.

And it does covenant with the said Billy E. James and wife, Laneice W. James that ~~it is~~ lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Grantor does further covenant and bind itself, its successors ~~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.

Witness its hand this 24TH day of June, 19 74

JAMES SALES OF TENNESSEE, INC.
BY: Billy E James
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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.....

....., Notary Public.

Commission expires .....

JUN25 CONV 18,000.00
JUN25 S'TAX A* 46.80
JUN25 PR'FEE A* .50
JUN25 W'DEED A* 4.00 * 51.30

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Eudell L. DeRossette, a Notary Public of the State and County aforesaid, personally appeared Billy E. James, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the James Sales of Tennessee, Inc., 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 24th day of June, 19 74.

Eudell L. DeRossette, Notary Public.

EUDELL L. DEROSSETTE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires December 15, 1977