WARRANTY DEED

BOOK 4832 PAGE 787

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald V. James et ux (NAME)	Security Federal Sav.& Loan Assn. (NAME)	
1422 Sumner Avenue (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	83-5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee. (CITY) (ZONE) (STATE)	338

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of ($10.00)

-- -- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

I, Melissa Carol Matthews Stanley,

have this day bargained and sold, and do hereby transfer and convey unto the said Rodney C. Rhodes, Jr., Gerald V. James and wife, Idella Ann James, their

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

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 38 and the westerly 30 feet of Lot No. 39 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County.

Said parts of Lots Nos. 38 and 39 front together 45 feet on the southerly side of Sumner Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Billy Ross Stanley and wi fe, Melissa Carol Stanley, by deed from W. C. Allen and Donald Guinn, of record in Book 4059, page 618, Register's Office for Davidson County, Tennessee. The said parties having since divorced and said property vested in Melissa Carol Matthews Stanley, by divorce decree of record in Book 4160, page 497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to sewer easement of record in Book 946, page 225, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,200.00

Subscribed and sworn to before me, this the 5th day of July, 1974.

x Rodney C. Rhodes
Affiant

My commission expires: 8/2/76 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1422 Sumner Avenue, 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 Rodney C. Rhodes, Jr. & Gerald V. James and wife, Idella Ann James, their

(successors), heirs and assigns forever. I, *covenant that* I am, *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 for the 1974 taxes, which have been pro-rated and assumed by the grantees herein.

I, *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Rodney C. Rhodes, Jr., Gerald V. James and wife, Idella Ann James, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* S. *this* 5th *day of* July, 1974, We

Melissa Carol Matthews Stanley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patrick T. McGuigan, a Notary Public in and for said County and State,

Melissa Carol Matthews Stanley

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 1974.

Patrick J. McGuigan
Notary Public

Commission expires 8/3/76

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 _____

JUL 10 74 CONV 15,200.00
JUL 10 74 S'TAX A* 39.52
JUL 10 74 PR'FEE A* .50
JUL 10 74 W'DEED A* 4.00 * 44.02

WARRANTY DEED

FROM

Melissa Carol Matthews Stanley

TO

Gerald V. James et ux

Mail to: Union Trust Co.
P. O. Box 40157
2700 Franklin Rd.
Nashville, Tenn.

C 6 2 3 3 8

IDENTIF. REFERENCE

JUL 10 9 59 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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