BOOK 4922 PAGE 926 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Henry M. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 1975

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry M. James, Sr., et ux (NAME)	Guaranty Mortgage Company (NAME)	12D-43815
149 Oak Park Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 60-3
Nashville, Tennessee -37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37237 (CITY) (STATE) (ZIP)	Par 84

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, WILLIAM OAKLEY NICHOLS and wife, JO ANN NICHOLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY M. JAMES. SR., and wife, CHARLENE 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:

LAND in Davidson County, Tennessee, being Lot No. 107 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County.

SAID Lot No. 107 fronts 116.0 feet on the northerly side of Oak Park Drive and extends back 147.23 feet on the easterly line and 102.97 feet on the westerly line, to a dead line in the rear measuring 89.22 feet thereon.

BEING the same property conveyed to William Oakley Nichols and wife, Jo Ann Nichols by deed from Oak Park Developers, Inc., as of record in Book 4220, page 910, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of Nashville, of record in Book 4220, page 912, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

THIS conveyance is subject to a second mortgage note secured by deed of trust to Associates Capital Corporation, of record in Book 4848, page 239, wherein the Grantor herein agrees to pay and have the same released upon payment by the Grantees of the third mortgage note payable to the Grantor herein.

Subject to restrictive covenants of record in Book 3821, page 343, and such limitations as appear on the plan of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee. SUBJECT to 1975 taxes, which Grantees assume.

This is improved (X) unimproved ( ) property, known as 149 Oak Park Drive, Nashville, Tennessee - 37207
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand s this 16th day of June, 1975

William Oakley Nichols

Jo Ann Nichols

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Oakley Nichols and wife, Jo Ann Nichols

the 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 16th day of June 1975

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

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

CTC #226460

WARRANTY DEED

FROM

WILLIAM OAKLEY NICHOLS, ET UX

TO

HENRY M. JAMES, SR., ET UX

D 03130

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IDENTIF. REFERENCE

JUN 17 12 55 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 17 75	CONV	35,000.00			
JUN 17 75	S'TAX		A*	91.00	
JUN 17 75	PB'FEE		A*	.50	
JUN 17 75	W'DEED		A*	4.00	* 95.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.