ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL SAVINGS & LOAN	90-6792
(NAME)	(NAME) UNION AT FOURTH	142-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE, TENNESSEE 37219	126
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and no/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of all of which are hereby acknowledged; we

JAN 20 76	CONV	47,500.00			
JAN 20 76	S'TAX		B*	123.50	
JAN 20 76	PR'FEE		B*	.50	
JAN 20 76	W'DEED		B*	4.00	* 128.00

Glenn W. James and wife, Audrey H. James

have bargained and sold, and by these presents do transfer and convey unto the said William L. Abell and wife, Robbie C. Abell

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 141 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21, Register's Office for said County.

Said Lot No. 141 fronts 85.0 feet on the southerly side of Harrow Drive and extends back 152.5 feet on the westerly line and 163.4 feet on the easterly line to a dead line in the rear measuring 99.45 feet thereon.

Being the same property conveyed to Glenn W. James and wife, Audrey H. James, by deed from Ronald R. Santos and wife, Shirley H. Santos, of record in Book 4744, page 744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements, set back lines of record, and taxes for 1975 applicable to said property.

unimproved ( )
This is improved (X) property, known as 7425 Harrow Drive (House Number) (Street)
Nashville, Tenn. 37221
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 16th day of January, 19 76.

Glenn W. James — Audrey H. James

Glenn W. James — Audrey H. James

BOOK 4989 PAGE 962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Glenn W. James and wife, Audrey H. James

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 January, 1976.

My commission expires 11-12-1979 Notary Public Teresa H. Sander

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William L. Abell

Sworn to and subscribed before me
this 16th day of January, 1976.

My commission expires 11-13-1979 Notary Public Teresa H. Sander

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
This instrument prepared by

Name		Address
	STEPHENSON AND LACKEY First Federal Building Nashville, Tennessee 37219	

WARRANTY DEED

FROM

GLENN W. JAMES AND WIFE,

TO

AUDREY H. JAMES

WILLIAM L. ABELL AND WIFE,

ROBBIE G. ABELL

D 32805

INCOME REFERENCE

JAN 20 1 47 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219