This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

BOOK 5038 PAGE 362

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Collier M. James (NAME)	Same (NAME)	72-7-13
mail 2814 Brode Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Collier M. James and wife, Jean P. James, and other good and valuable consideration the receipt of which is hereby acknowledged,

PEOPLES OF NASHVILLE COMPANY *has bargained and sold, and does hereby transfer and convey unto the said*

COLLIER M. JAMES AND WIFE, JEAN P. JAMES, their ~~successors~~, *heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being parts of Lots Nos. 6 and 7 on the unrecorded plan of the division of the J. S. Spurlock Lands, described partly according to a survey made by Z. J. Wilkinson, Surveyor, June 17, 1963, as follows:

Beginning on the westerly margin of the Old Buena Vista Road to a point 100 feet north of the northeast corner of the property conveyed to Hezekiah Buckner, Jr. by deed from M. H. Webb and wife, of record in Book 3616, page 413, said Register's Office, thence with said road north 48° 15' west 50 feet thence south 41° 45' east 390 feet to the beginning.

Being the same property conveyed to Peoples of Nashville Company, by deed from Stanley M. Chernau, Successor Trustee of record in Book 4973, page 421, 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 $ 5,000.00

Subscribed and sworn to before me, this the 22nd day of June 19 76.

Collier M. James
Affiant

My Commission expires: 4-30-78 (Affix Seal)

Lonnie Suggs
Notary Public

unimproved (---)
This is improved (X) property, known as ..... (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

Collier M. James and wife, Jean P. James, their

~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Collier M. James and wife, Jean P. James, their

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

Witness my *hand this* 22nd *day of* June, 19 76 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Peoples of Nashville Company

By Herman D. Mauk
Assistant Secretary

BOOK 5038 PAGE 363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Romey Dugger, a Notary Public, of the State and County aforesaid, personally appeared Herman Greve + Asst. Sec., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Asst. Sec. of the Peoples of Nashville Company, the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Asst. Secretary.

Witness my hand and seal, at office in Nashville, Tennessee this 22 day of June, 1976.

Romey Dugger
Notary Public

Commission expires 4-30-78

NOTARY PUBLIC

JUN 23 76 CONV *5,000.00
JUN 23 76 S'TAX B* 13.00
JUN 23 76 PR'FEE B* .50
JUN 23 76 W'DEED B* 4.00 * 17.50

WARRANTY DEED

FROM
Peoples of Nashville Company

TO
Collier M. James et ux.

D 55166

IDENTIF. REFERENCE

JUN 23 3 18 PM '76

FEE / REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING