D 71095

IDENTIF. REFERENCE

OCT 5 10 50 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5075 PAGE 234

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,650.00

X [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 19 76

[illegible]
Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

May

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL T. BARBER, et ux (NAME)	REALTY MORTGAGE, INC. (NAME)	
723 Patricia Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Boulevard - Suite 8 (STREET ADDRESS)	107-5
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	55

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, JOHN WILSON JAMES and wife, SAMMIE G. JAMES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL T. BARBER and wife, POLLY DEAN BARBER

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:

BEING Lot No. 174 on the Plan of Bel-Air, Section II, as of record in Book 2900, pages 29, 30, 31 and 32, Register's Office for said County.

SAID Lot No. 174 fronts 62.5 feet on the southwesterly side of Patricia Drive and extends back 148.8 feet on the northwesterly line and 173.7 feet on the southeasterly line to a dead line in the rear on which it measures 69.4 feet.

BEING the same property conveyed to John Wilson James and wife, Sammie G. James by deed from Robert L. Breeding and wife, Donna E. Breeding, of record in Book 4608, page 534, Register's Office for Davidson County, Tennessee.

OCT-5 76	CONV	26,650.00			
OCT-5 76	S'TAX		B*	69.16	
OCT-5 76	PR'FEE		B*	.50	
OCT-5 76	W'DEED		B*	4.00	* 73.66

This is improved (X) unimproved ( ) property, known as 723 Patricia Drive, Nashville, Tennessee 37217
(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 2nd day of September, 19 76

[signature] [signature]

JOHN WILSON JAMES SAMMIE G. JAMES

STATE OF TENNESSEE
Davidson County

BOOK 5075 PAGE 235

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN WILSON JAMES and wife, SAMMIE G. JAMES.

the bargainor s, 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 2nd day of September, 1976.

Commission expires 10/28/78

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

WARRANTY DEED

FROM

JOHN WILSON JAMES, et ux

SAMMIE G. JAMES

TO

CARL T. BARBER, et ux

POLLY DEAN BARBER

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.