WARRANTY DEED 112394-C

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500

Jeanelle James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 1977.

Brenda Hammond
Notary Public

MY COMMISSION EXPIRES: 11-26-80
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Jordan Stokes III, Attorney, 1206 Sudekum Bldg., Nashville, Tenn. 37219

| Address New Owner as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Miss Jeanelle James<br>2126 No. Hamilton Rd.<br>Nashville, Tennessee | Fidelity Federal<br>401 Union St<br>Nashville, TN | To be assgn |

FOR AND IN CONSIDERATION OF THE SUM OF Sixteen Thousand, Five Hundred and no/100-----($16,500.00)------Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Edna James King, Herbert E. James, Jr., Jesse Jewell James, Edward Cornell James, Sonia Faye James McQuiston, and Trudy James Reale, all children of H. E. James and wife Lula, both now deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto our sister Jeanelle James, unmarried hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-wit: (Our 6/7ths interest)

Land in Davidson County, Tennessee, being land in the 13th, formerly the 23rd Civil District of said County, and bounded and described as follows:

Beginning at the center of what is known as the Hamilton Road at the corner of a lot conveyed by J. W. Curtis and wife, to Thomas W. Martin by deed of record in Book 162, page 410, Rigister's Office for said County; thence with the center of said road North 32° East 92½ feet to the corner of a lot conveyed to Albert T. McPherson by M. C. Treppard and wife, by deed of record in Book 342, page 400, said Register's Office; thence South 58° East 415 feet to the center of a proposed 80 foot street; thence South 32° West 92½ feet to said Martin's corner; thence with his line North 58° West 415 feet to the beginning.

Being the same property conveyed to H. E. James and wife, Lula James, by Installment Deed from J. T. Devers and wife, Maggie Devers, of record in Book 1312, Page 89, R.O.D.C. Tennessee.

This is improved property, known as 2126 North Hamilton Road, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

The respective husbands or wives of the Grantors herein join in this deed to evidence their consent thereto and to convey any right, title, or interest they may have in the property herein conveyed.

Witness our hands this November 17th, 1977.

Edna James King
Edna James King

William King
Husband, William King

Herbert E. James, Jr.
Herbert E. James, Jr.

Virginia James
Wife, Virginia James

Jesse Jewell James
Jesse Jewell James

Faye James
Wife, Faye James

Edward Cornell James
Edward Cornell James

Beulah James
Wife, Beulah James

Sonja Faye James McQuiston
Sonja Faye James McQuiston

John McQuiston
Husband, John McQuiston

Trudy James Reale
Trudy James Reale

Thomas Reale
Husband, Thomas Reale

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, The Undersigned, a Notary Public in and for said State and County, the within named Edna James King and husband, William King, Herbert E. James, Jr. and wife, Virginia James, Jesse Jewell James and wife, Faye James, Edward Cornell James and wife, Beulah James, Sonia Faye James McQuiston and husband, John McQuiston, and Trudy James Reale and husband, Thomas Reale, the bargainors, with all of 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 office in Nashville, Tennessee, this November 17, 1977.

Brenda J. Gilmore

Notary Public

My commission expires: 11-26-80

GILMORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 37567

IDENTIF. REFERENCE

Nov 18 10 16 AM '77

| | | | | | |
|---|---|---|---|---|---|
| NOV18'77 | CONV | 16,500.00 | | | |
| NOV18'77 | S'TAX | | B* | 42.90 | |
| NOV18'77 | PR'FEE | | B* | .50 | |
| NOV18'77 | W'DEED | | B* | 6.00 | * 49.40 |