FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,835.83

Janet Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 78

Betty G. Thurman
Notary Public

MY COMMISSION EXPIRES: 8/25/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Fl.-1st American Center, Nashville, Tn. 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie J. James (NAME)	Dobson & Johnson (NAME)	Map 61-12
1156 Greenland Ave. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place - 5th & Union (STREET ADDRESS)	Par. 200
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	15 DZ 21940

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, STEVEN PAUL WATERS & wife ALICE J. WATERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNIE J. JAMES and MAE FLETCHER

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 the easterly 66 feet front and 23.6 feet rear of Lot No. 26 and the westerly 2 feet of Lot No. 28 on the map of the subdivision of part of the Greenland Tract, as of record in Book 421, page 40, Register's Office for said County.

SAID parts of Lots Nos. 26 and 28 front together 68 feet on the southerly side of Greenland Avenue and run back from the cetner of said Avenue 440 feet on the easterly line and 441.1 feet on the westerly line, to a dead line, measuring 25.6 feet thereon.

BEING the same property conveyed to Steven Paul Waters and wife Alice J. Waters, by deed from William Robert Medling, Jr.,and wife, Billie Sue Medling of record in Book 4918, page 251, 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 mrotgage Deed of Trust to Dobson & Johnson, Inc. of record in Book 4499, page 600, 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 is unimproved ( ) improved (X) property, known as 1156 Greenland Avenue, Nashville, Tennessee
(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 13th day of January, 19 78

Steven Paul Waters
STEVEN PAUL WATERS

Alice J. Waters
ALICE J. WATERS

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 STEVEN PAUL WATERS, and wife ALICE J. WATERS

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 13th day of January 19 78

Commission expires 8/15/79

Betty G. Freeman
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
STEVEN PAUL WATERS and wife,
ALICE J. WATERS

TO
JOHNNIE J. JAMES and
MAE FLETCHER

Please record and file in Box "7"

E 46656

IDENTIF. REFERENCE

JAN 18 12 33 PM '78

FELIX [illegible] REGISTER
DAVIDSON [illegible]

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 18 78	CONV	31,835.83				
JAN 18 78	S'TAX		B*	82.68		
JAN 18 78	PR'FEE		B*	.50		
JAN 18 78	W'DEED		B*	4.00	*	87.18