BOOK 5418 PAGE 547 FORM NO. WD-1

PREPARED BY:
A. DRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

William L. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 1979.

A. Braden Floyd
Notary Public

MY COMMISSION EXPIRES: 2-28-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wm. L. James et al (NAME)	Mortg. Corp. of the South (NAME)	91 - 15
6605 Fleetwood, Dr., (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1847 (STREET ADDRESS)	43
Nashville, Tenn 37209 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala., 35201 (CITY) (STATE) (ZIP)	

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, James G. Holladay, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. James and Deborah James Adams, as tenants in common with right of survivorship.

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 southerly 50 feet of the northerly 55 feet of the easterly 150 feet of Block No. 6 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 53rd Avenue North, at a point 273 feet north of the northwest corner of Elkins Avenue and 53rd Avenue North, being the northeast corner of the property conveyed to Lois Guire by deed from B. Levita, of record in Book 1494, page 235, said Register's Office; thence with the westerly margin of 53rd Avenue north, northwardly 50 feet to the southeast corner of the property conveyed to O. W. Cooper and wife, by deed from B. Levita, of record in Book 1513, page 43, said Register's Office; thence with Cooper's southerly line, weswardly 150 feet; thence southwardly 50 feet to said Guire's northwest corner; thence with Guire's northerly line, eastwardly 150 feet to the beginning.

Being the same property conveyed to James G. Holladay, Unmarried, by deed from Frank D. Bosson and wife, Irene Bosson, of record in Book 5275, page 240, Register's Office for Davidson County, Tennessee.

The grantors herein assume and agree to pay the unpaid balance of a note secured by a Deed of Trust of record in Book 5237, page 67, said Register's Office.

This is improved ( ) unimproved property, known as 327 53rd Avenue North, Nashville, Tenn. 37209
(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 my hand this 9th day of April, 19 79

James G. Holladay
(James G. Holladay)

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 James G. Holladay, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of April 1979

Commission expires 2-28-81

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 (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
JAMES G. HOLLADAY, UNMARRIED

TO
WILLIAM L. JAMES AND
DEBORAH JAMES ADAMS, TENANTS
IN COMMON

F-23049

IDENTIF. REFERENCE

APR 9 2 39 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

04/09 86.40- CHECK

4662

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5418 PAGE 549

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			31500.00-	CO
			81.90	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 86.40-
			4662A04/09/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 23049

IDENTIF. REFERENCE

APR 9 2 39 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 676063