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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,058.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF April, 79

Notary Public

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Louise Knox (NAME)	SAME (NAME)	MAP 81-11
1610 12th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCELS 552 & 553 2W-20235 2W-20230
Nashville, TN. 37208 (CITY) (STATE) (P. O. ZIP)	(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, Solomon L. James, Thomas H. James, Jr., and Collier M. James,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emma Louise Knox, all our right, title and interest in and to the following described tract or parcel of land,

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain parcel of real estate, situate in Davidson County, Tennessee, and further described as follows:

BEING the southerly 33-1/3 feet of Lot No. 128 on the plan of McGavock Wetmore, and others, Second Addition to Nashville, called the addition to the town of McGavock as of record in Book No. 21, Page 41, Register's Office Davidson County, Tennessee; said southerly part of said Lot No. 128 fronts 33-1/3 feet on the easterly side of 12th Avenue, North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

BEING the same property conveyed Thomas H. James et ux, Willie B. James, by deed of record in Book 613, Page 364, Register's Office Davidson County, Tennessee; the said Thomas H. James et ux, Willie B. James, having since died, and Grantors, herein, being their heirs at law.

TRACT II: BEING the northerly half of Lot No. 129 in McGavock, Wetmore and Others Second Addition to the City of Nashville, called the town of McGavock, a plan of which is of recor in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

SAID northerly half of said Lot No. 129 fronts 50 feet on the easterly side of 12th Avenue, North, (formerly Florence Street) and runs back between parallel lines 154 feet, more or less, to an alley.

BEING the same property conveyed Thomas Henry James and wife, Willie B. James, of record in Book 1296, Page 340, Register's Office Davidson County, Tennessee; the said Thomas Henry James and wife, Willie B. James, having since died, and Grantors, herein, being their heirs at law.

This is improved ~~XXX~~ property, known as 1610 12th Avenue, North, Nashville, TN. 37208
unimproved ( )
(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 17th day of April, 19 79

SOLOMON L. JAMES THOMAS H. JAMES, JR. COLLIER M. JAMES

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 Solomon L. James, Thomas H. James, Jr., and Collier M. James,

the bargainors, 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 17th day of April 1979

Commission expires 5-10-1981

Kossie Gardner
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Kossie Gardner, a Notary Public within and for the State and County aforesaid, personally appeared Solomon L. James, Thomas H. James Jr. Collier James 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
Solomon L. James, et als

TO
Emma Louise Knox

F. 2 5 4 5 0

IDENTIF. REFERENCE

APR 23 12 19 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			5058.00- CO	
			13.26 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	17.76-
7798A04/23/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 5 4 5 0

T

IDENTIF. REFERENCE

APR 23 12 15 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679093