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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 $ 50245.-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 1979.

Notary Public

MY COMMISSION EXPIRES: 12-26-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLENN W. JAMES et ux (NAME)	SECURITY FEDERAL SAVINGS & LOAN ASSN. (NAME)	162-6-191
5240 - 5242 Tusculum Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5DU-54063
Nashville, Tennessee 37211 (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~~ I, MARBUT GLENN GASTON, JR., TRUSTEE with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GLENN W. JAMES and wife, AUDREY H. JAMES

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:

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Fair Oaks Subdivision, Section II, as of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 55.00 feet along the southerly margin of Tusculum Court, and extends back 128.66 feet on the westerly line, and 159.22 feet on the easterly line, to a dead line in the rear on which it measures 99.97 feet.

Being all the same property conveyed to Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary by deed from Security Federal Savings & Loan Association of record in Book 5240, page 697, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $35,000.00 secured and evidenced by deed of trust of record in Book 5240, page 699, Register's Office for said County, in favor of Security Federal Savings & Loan Association, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and deed of trust is transferred and conveyed to the Grantees.

This conveyance is subject to restrictive covenants of record in Book 4556, page 718, to the limitations shown on the Plan of record in Book 4460, page 52, and to an easement for joint driveway of record in Book 5399, page 182, all of record in the Register's Office for Davidson County, Tennessee; and to 1979 property taxes which the Grantees assume in full.

~~unimproved~~ ( ) This is improved (X) property, known as 5240 - 5242 Tusculum Court, Nashville, Tennessee 37211
(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 2nd day of July, 1979

Marbut Glenn Gaston, Trustee

MARBUT GLENN GASTON, JR., TRUSTEE

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 MARBUT GLENN GASTON, JR., TRUSTEE

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 2nd day of July, 19 79

Commission expires 11-26-79

Karen Ann Epps
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

MARBUT GLENN GASTON, JR., TRUSTEE

TO

GLENN W. JAMES and wife,

AUDREY H. JAMES

F. 38022

IDENTIF. REFERENCE

JUL 3 10 37 AM '79

FELIX Z. WILSON III 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
			50245.43- CO	
			130.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	137.02-
3846A	07/03/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 380022

IDENTIF. REFERENCE

JUL 3 10 37 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694649