file box #2

WARRANTY DEED

6896 09/04 74.10- CHECK

BOOK 5492 PAGE 617

FROM LOUISE B. COLE SIMMONS AND ERNEST SIMMONS , HER HUSBAND

ADDRESS NEW OWNER(S) AS FOLLOWS:	KENNETH M. JAMES AND KATHEY A. JAMES , HIS WIFE 1007 CHICAMAUGA AVENUE NASHVILLE, TENNESSEE 37206	
SEND TAX BILLS TO:	MERCANTILE MORTGAGE COMPANY P O BOX 14569 ST LOUIS, MISSOURI 63178	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 PARKWAY TOWERS NASHVILLE, TENNESSEE 37219	MAP-PARCEL NOS: 83-5-64 27W-18750

NOTARY PUBLIC JEANETTE L. LARUE STATE OF TENNESSEE AT LARGE

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00 Affiant Kenneth M. James Kathey A. James

SUBSCRIBED AND SWORN TO BEFORE ME THIS AUGUST DATE 30, 1979.

Jeanette L Larue NOTARY PUBLIC

1-27-81 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS AND NO\100------

----------($10.00)---------- DOLLARS

CASH IN HAND PAID BY KENNETH M. JAMES AND KATHEY A. JAMES, HIS WIFE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LOUISE B. COLE SIMMONS AND ERNEST SIMMONS , HER HUSBAND

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

KENNETH M. JAMES AND KATHEY A. JAMES , HIS WIFE

their (his, her, its) heirs, successors 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 THE EASTERLY 50 FEET OF THE SOUTHERLY 150 FEET OF LOT NO. 56 ON THE PLAN OF STRATTON AND SEYMOURS ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 23, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID PART OF LOT NO. 56 FRONTS 50 FEET ON THE NORTHERLY SIDE OF CHICAMAUGA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY, WHICH WAS ESTABLISHED AND SHOWN ON THE PLAN OF RECORD IN BOOK 332, PAGE 63, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LOUISE B. COLE BY DEED FROM RICHARD E. KIRKPATRICK, JR. AND WIFE, BEATRICE KIRKPATRICK, OF RECORD IN BOOK 4302, PAGE 564, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND MATTERS OF PUBLIC RECORD, INCLUDING TAXES FOR THE YEAR 1979 AND SUBSEQUENT YEARS.

IDENTIF. REFERENCE

SEP 4 1 05 PM '79

FELIX Z. H. SON REGISTER DAVIDSON COUNTY, TENN.

F. 49864

unimproved ( )

BOOK 5492 PAGE 618

This is improved ( ) property, known as 1007 CHICAMAUGA AVENUE, NASHVILLE, TENNESSEE 37206
Number Street City State 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 KENNETH M. JAMES AND KATHEY A. JAMES, HIS WIFE THEIR heirs, successors and assigns, forever.

AND WE do covenant with the said KENNETH M. JAMES AND KATHEY A. JAMES, HIS WIFE 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 except of record.

AND WE, LOUISE B. COLE SIMMONS AND ERNEST SIMMONS, HER HUSBAND do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said KENNETH M. JAMES AND KATHEY A. JAMES, HIS WIFE THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 30TH day of AUGUST, 19 79

Louise B. Cole Simmons
LOUISE B. COLE SIMMONS

Ernest Simmons
ERNEST SIMMONS

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named LOUISE B. COLE SIMMONS, ERNEST SIMMONS,

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE City TENNESSEE State

this 30 day of AUGUST 19 79

My Comission Expires 11-27-81

Janette L. Burke
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5192 PAGE 619

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			26000.00- CO	
			67.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 74.10-	
			8096A09/04/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.49864

IDENTIF. REFERENCE

SEP 4 1 05 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 709270