This Form furnished by Attorneys Title Company, Inc. BOOK 5554 PAGE 144 Form No. WD-3

FROM

Randall L. James and wife,

Alice D. James

TO

Commerce Properties and Investments Company

For draftsman's use

Schulman, Pride & LeRoy
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Commerce Properties and Investments Company (NAME)	Home Federal Savings and Loan Association (NAME)	Map. 133-12
P. O. Box 110603 (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	Par. 282
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F 718848

IDENTIF. REFERENCE

JAN 11 3 04 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,300.00

Paul [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF January 1980

Louise S. Clemmons
Notary Public

MY COMMISSION EXPIRES: Jan 15, 1980

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) -- DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Randall L. James and wife, Alice D. James,

have bargained and sold, and by these presents do transfer and convey unto the said Commerce Properties and Investments Company, a partnership composed of Paul Durham, John Daley, J. L. Ford, Carl Duck, and John Kurtz, its successors ~~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. 79 on the Plan of Greenwood Hills, Section 4, as of record in Book 4955, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Randall L. James and wife, Alice D. James, by Deed from Steve Vandevender Builders, Inc., of record in Book 5374, Page 277, Register's Office for Davidson County, Tennessee.

This property is subject to a Deed of Trust executed by Randall H. James and wife, Alice D. James, to Attorneys Title Company, Inc., Trustee, of record in Book 5374, Page 279, said Register's Office, to secure to Home Federal Savings and Loan Association an indebtedness in the amount of $42,400.00, payable as specified therein.

This property is also subject to restrictive covenants of record in Book 5098, Page 743, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 4955, Page 49, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Eckhart Drive, and 30-foot setback line from Jasmin Drive, and an easement for public utility and drainage purposes along the northeast corner of said lot.

This is unimproved ( ) improved (X) property, known as 512 Jasmin Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Commerce Properties and Investments Company, its successors ~~xxx~~ heirs and assigns, forever.

And we do covenant with the said Commerce Properties and Investments Company 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 for taxes for the years 1979 & 1980 which are a lien but not yet due and payable and as hereinabove set forth.

And we, Randall L. James and wife, Alice D. James, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Commerce Properties and Investments Company, its successors ~~xxxx~~ heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11th day of January, 19 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Randall L. James

Alice D. James

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Louise S. Clemmons, a Notary Public in and for said County and State, the within named Randall L. James and wife, Alice D. 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 11 day of January, 1980

Louise S. Clemmons, Notary Public

Commission Expires Jan 15-1983

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., 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.....

.....of the.....,

the within named bargainor, a corporation, and that .....he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,

this .....day of....., 19.....

....., Notary Public.

Commission expires.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
		49300.00-	CO	
		126.18	CO TX	
		.50	PRFEE	
		9.00	WDEED	
			CHECK	137.68-
6839A01/11/80		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F71848

IDENTIF. REFERENCE T

JAN 11 3 04 PM '80

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

No. 736373