247 07/18 201.50- CHECK

BOOK 5626 PAGE 82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Charles Scott James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1980.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-21-81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Scott James et ux (NAME)	SAME (NAME)	MAP 74-16
2031 Hickory Hill Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 158
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Tax Key#4D32750

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, Harry E. Ringler, Sr. et ux Helen C. Ringler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Scott James et ux Sylvia S. 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. 21 on the Plan of a Resubdivision of certain lots in Section I, Stones River Estates, as of record in Book 3106, Page 51, Register's Office for said County.

SAID Lot fronts 180.33 feet on the southerly side of Hickory Hill Lane and runs back 257.36 feet on the easterly line and 331.84 feet on the westerly line, which is a broken line, to a point in the rear.

BEING the same property conveyed to Harry E. Ringler, Sr. et ux Helen C. Ringler by deed of record in Book 3573, Page 121, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3182, Page 429, and Book 3375, Page 291, Register's Office for Davidson County, Tennessee.

F.9812.0

IDENTIF. REFERENCE

FILED FOR RECORD
Jul 18 9 26 AM '80
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 2031 Hickory Hill Lane, Hermitage, TN 37076
(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 16th day of July, 19 80

HARRY E. RINGLER, SR.: Harry E. Ringler Sr.

HELEN C. RINGLER: Helen C. Ringler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5626 PAGE 83

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry E. Ringler, Sr. et ux Helen C. Ringler

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 16th day of July 19 80.

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE

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
HARRY E. RINGLER, SR. ET UX
HELEN C. RINGLER

TO
CHARLES SCOTT JAMES ET UX
SYLVIA S. JAMES

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5626 PAGE 84

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
			75000.00-	CO
			195.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	201.50-
			0249A07/18/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.98.120

T
IDENTIF. REFERENCE

JUL 18 9 26 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 768514