BOOK 5745 PAGE 649

FORM NO. WD-1

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF May, 1981.

Notary Public

MY COMMISSION EXPIRES: 1-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Costa (NAME)	Churchill Mortgage Corporation (NAME)	Map 119-5
506 Chesterfield Ave (STREET ADDRESS OR ROUTE NUMBER)	5775-C Peachtree Dunwoody Rd (STREET ADDRESS)	Parcel 249
Nashville, Tenn 37212 (CITY) (STATE) (P. O. ZIP)	Atlanta Georgia 30342 (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, including the assumption of the indebtedness secured by an instrument of record in Book 4960, page 282, Register's Office for Davidson County, Tennessee, We, Ellis W. James, et ux Deborah James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Costa

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. 148 on the Resubdivision of Lots Nos. 3, 4, 5 and part of 6 in Cumberland Nurseries Plan as of record in Book 332, page 148, Register's Office for said County.

Said Lot No. 148 fronts 50 feet on the north side of Lutie Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ellis W. James and wife, Deborah James by deed from Robert G. Harrison and wife Judith L. Harrison of record in Book 4960, page 280, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (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 11th day of May, 1981

X _____

X _____

STATE OF ~~TENNESSEE~~ Georgia
~~Davidson County~~
County of Cobb

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellis W. James and wife, Deborah 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 4th day of May 1981

Commission expires 3/28/85

Margaret J Brothers
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
ELLIS W. JAMES, ET UX

TO
JERRY COSTA

Return to: C. of Franklin Realty
490 Bell Road
Nashville, Tenn. 37217

G 4 1 9 7 3

IDENTIF. REFERENCE

MAY 15 8 57 AM '81

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

~~PERFOR & SAMDCN~~

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5745 PAGE 651

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
			175[illegible].00- CO	
			48.00 CO TX	
			.00 PRFEE	
			6.00 MBEED	
			CHECK	52.0[illegible]
			5505A05/15/81 SAL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64.1973

IDENTIF. REFERENCE

MAY 15 6 58 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 822184