426 09/17/137.02 CHECK,

WARRANTY DEED

BOOK 5795 PAGE 521

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,204.81

Robert Dwell James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 1981

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT D. JAMES, et ux (NAME)	OWNER (NAME)	26-9
438 Moss Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	48
Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	GO 4190

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, DONNIE W. CHAMPION and wife, CYNTHIA K. CHAMPION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT D. JAMES and wife, JOY F. 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:

Being Lot No. 33 on the Map of Goodlettsville Heights, Section No. 2, as of record in Book 1424, pages 120 & 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 115 feet on the westerly side of Moss Trail and runs back 386.6 feet on the northerly line and 312 feet on the southerly line to a dead line measuring 138.4 feet thereon.

Being the same property conveyed to Donnie W. Champion and wife, Cynthia K. Champion by deed from Margaret E. Kirkpatrick, unmarried, of record in Book 5626, page 198, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain installment deed dated July 14, 1980, and filed for record July 18, 1980, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5626, page 198, and note of even date thereby secured, in the original principal amount of $44,000.00, payable to Margaret E. Kirkpatrick, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

This is unimproved ( ) improved (X) property, known as 438 Moss Trail, Goodlettsville, Tn. 37072
(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 September, 1981

Donnie W Champion
DONNIE W. CHAMPION

Cynthia K Champion
CYNTHIA K. CHAMPION

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donnie W. Champion and Cynthia K. Champion

the bargainor S, 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 Goodlettsville, Tennessee this 11th day of September, 81

Notary Public

Commission Expires October 17, 1982

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 purpose 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
DONNIE W. CHAMPION, et ux

TO
ROBERT D. JAMES, et ux

G 60218

IDENTIF. REFERENCE

SEP. 17 8 24 AM '81

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

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5795 PAGE 523

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
			50284.81- CO	
			136.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 137.02-	
8426A09/17/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60218

IDENTIF. REFERENCE

SEP 17 8 24 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 843904