OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 6040 PAGE 145

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL 19 83

Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tom Steeples (NAME)	The Richard Gill Company (NAME)	107 58005
3309 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	615 Soledad (STREET ADDRESS)	96-14
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	San Antonio, Texas 78292 (CITY) (STATE) (ZIP)	264.00

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, Thomas Neely James, Jr. et ux Anna Eades James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tom Steeples et ux Tillie Steeples

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. 253 on the Map of Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office for said County.

SAID Lot No. 253 fronts 69.0 feet on the westerly margin of Ironwood Drive and runs back between lines 156.8 feet on the southerly line and 153.1 feet on the northerly line to a line in the rear, measuring 75.3 feet thereon.

BEING the same property conveyed to Thomas Neely James, Jr. and wife, Anna Eades James by deed from Thurman Home Building Corporation of record in Book 4477, page 378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4272, page 332, said Register's Office.

This conveyance is subject to a public utility and drainage easement along the rear lot line and an anchor easement located on the southeasterly front corner of said lot as of record in Plat Book 4175, page 34, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property known as 3309 Ironwood Drive (House Number) (Street) Nashville (P O Address) TN (City or Town) 37214 (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 hereinabove 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 15TH day of APRIL, 19 83

Thomas Neely James, Jr. Thomas Neely James, Jr.

Anna Eades James Anna Eades James

04/19 152.85 CASH

1631

OFFICIAL RECEIPT

BOOK 6040 PAGE 146

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Neely James, Jr. et ux Anne Folks James

the bargainor, 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 15th day of APRIL, 19 83.

Commission expires 4-2-85

Patricia E. Clark
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
Thomas Neely James, Jr.

TO
Tom Steeples

H 4 2 5 3 8

IDENTIF. REFERENCE

APR 19 9 42 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6040 PAGE 147

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
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	162.50-
			1091A04/19/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 2 5 3 8

IDENTIF. REFERENCE T.

APR 19 9 42 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942792