Fld 6

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred L. James, Jr.	Engel Mortgage Company, Inc.	Map 102-14
(NAME) 3000 Hillsboro Rd, # 90	P. O. Box 847 (NAME)	Parcel 18
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37215	(STREET ADDRESS) Birmingham, Alabama 35201-0847	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BOOK 6121 PAGE 916

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~~ XX I, Lee R. Minton, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred L. James, Jr.

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. 1 on the Plan of the Resubdivision of Lots 66, 67, 68 and 69, Crest Meade, Section II, of record in Plan Book 4955, page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 92.5 feet on the westerly margin of Davidson Road and extends back 244.82 feet along the northerly line and 247.0 feet along the southerly line to a broken line in the rear measuring 115.22 feet thereon (108.20 feet plus 7.02 feet)

Being the same property conveyed to Lee Roy Minton, by deed from Marteq Corporation, of record in Book 5311, page 190, said Register's Office.

Lee Roy Minton and Lee R. Minton are one and the same person.

Upon the delivery of this Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 5311, page 192, said Register's Office, payable to Engel Mortgage Company, Inc.

The above property is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.
2. Sanitary sewers and/or storm drainage easement of record in Book 4867, page 235, said Register's Office.
3. The Plan of record in Book 4955, page 81, said Register's Office.
4. The above deed of trust assumed by Grantee.

unimproved ( )
This is improved (XX) 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 successors, assigns 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 my hand this 23rd day of August, 19 83

Lee R. Minton by Kenneth Sidwell as Attorney in Fact.

Lee R. Minton by Kenneth Sidwell
as Attorney in Fact

08/24 229.32- CHECK

2107

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 6121 PAGE 917

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__.

Commission Expires: _____ _____

Notary Public

STATE OF _____)

COUNTY OF _____)

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 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 ____ day of _____, 19__.

My Commission Expires: _____ _____

Notary Public

WARRANTY DEED

FROM Lee R. Minton, an unmarried person

TO Fred L. James, Jr.

H 6.9 1.0 7

IDENTIF. REFERENCE

AUG 24 11 04 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of August, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth Sidwell, to me known to be the person who executed the foregoing instrument in behalf of Lee R. Minton, and acknowledged that he executed the same as the free act and deed of the said Lee R. Minton.

Witenss my hand and official seal at Nashville, Tennessee, this 23rd day of August, 1983.

Carol R. Rivers
NOTARY PUBLIC

CAROL R. RIVERS NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 7/21/85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 85,729.72

Fred L. James, Jr.

Subscribed and sworn to before me this 23 day of August, 19 83

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6121 PAGE 583

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		PRI EE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			85729.72- CO	
			228.62 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	229.32-
2107A08/24/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.9 1 0 7

IDENTIF. REFERENCE

AUG 24 11 04 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 973560