FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

C. Turney Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF December 19 83

A. Eddie Hooper
Notary Public

MY COMMISSION EXPIRES: 1-18-87
(AFFIX SEAL)

BOOK 6193 PAGE 304

File

THIS INSTRUMENT WAS PREPARED BY Buck, Baker & Bramlett, 618 Union Planters Bank Building, Nashville, Tennessee 37219-2180
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Turney Stevens et ux (NAME)	C. Turney Stevens (NAME)	162-6
5240 & 5242 Tusculum Court (STREET ADDRESS OR ROUTE NUMBER)	1202 Graybar Lane (STREET ADDRESS)	191
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	05DU-54063

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, Glenn W. James and wife, Audrey H. James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Turney Stevens and wife, Jeanne M. Stevens

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. 190 on the Plan of Fair Oaks Subdivision, Section II, as of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 55.00 feet along the southerly margin of Tusculum Court, and extends back 128.66 feet on the westerly line and 159.22 feet on the easterly line to a dead line in the rear on which it measures 99.97 feet.

Being the same property conveyed to Glenn W. James and wife, Audrey H. James by deed from Marbut Glenn Gaston, Jr., Trustee with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary of record in Book 5459, Page 491, Register' Office, Davidson County, Tennessee.

H 9 1 8 1 5

IDENTIF. REFERENCE

DEC 13 9 18 PM '83

FEE 36.50 CHECK

This is unimproved ( ) improved (XX) property, known as 5240 & 5242 Tusculum Court, (House Number) (Street) Nashville, (P. O. Address) Tennessee (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 hands this 12th day of December, 19 83

Glenn W. James

Audrey H. James

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn W. James and wife, Audrey H. James

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 Nashville, Tennessee, this 12th day of December 19 83.

Commission expires 1-18-87

A. Eddie Martin
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

Glenn W. James

Audrey H. James

TO

C. Turney Stevens

Jeanne M. Stevens

PREPARED BY:

BUCK, BAKER, BAKER & BRAMLETT
618 US Bank Building
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

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

RECEIVED OF _____

FOR _____

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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
			50000.00- MAMT.	
	VD		50000.00 MAMT.	
			50000.00- CAMT.	
			130.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 136.50-	
			9245A12/13/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 1-8 1 5

IDENTIF. REFERENCE

DEC 13 3 18 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 999863