FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000

Christopher Fentress
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF November, 19 84

Joanne L. Bass
Notary Public

MY COMMISSION EXPIRES: 12-12-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bass and Bass, Attorneys at Law, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Robert James (NAME)	SAME (NAME)	Map 59-14
2109 West Hamilton Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 34
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA-44295

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, Christopher H. Fentress, Jr., and wife, Margaret L. Fentress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert James and wife, Carrie B. 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. 269 on the Plan of Treppard Heights, Section 3, of record in Book 2663, Page 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 269 fronts 75 feet on the southeasterly side of West Hamilton Avenue and runs back 244 feet, more or less, on the northeasterly line and 249.3 feet, more or less, on the southwesterly line to the approximate center line of Whites Creek on which it measures 75 feet, more or less.

BEING the property conveyed to Christopher H. Fentress, Jr., and wife, Margaret L. Fentress, by deed from Thomas Roderick O'Connor, Jr., and Glenn Francis O'Connor, both unmarried, and T. R. O'Connor, Sr., Executor of the Estate of Anna Mathis Doyle, of record in Book 5923, Page 525, Register's Office for Davidson County, Tennessee.

Conveyance subject to restrictive covenants of record in Book 2752, Page 213, said Register's Office, as amended by instrument of record in Book 2797, Page 183, said Register's Office, and to Owner's Certificate, building set back line and easement for public utility and drainage purposes as shown on Plan of record In Book 2663, Page 116, said Register's Office. Conveyance also subject to easement for flow of Whites Creek and to easement of record in Book 895, Page 198, said Register's Office.

1984 taxes prorated. Possession 30 days from date of deed.

This is ( ) unimproved (X) improved property, known as 2109 West Hamilton Avenue (House Number) (Street) Nashville, Tenn (P. O. Address) (City or Town) 37218 (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 7th day of November, 19 84

Christopher H. Fentress Jr.

Margaret L. Fentress

11/07 126.10- CHECK

5390

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christopher H. Fentress, Jr., and wife, Margaret L. Fentress

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November, 19 84.

Notary Public

Commission Expires 1-13-86

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

CHRISTOPHER H. FENTRESS, JR., ET. UX.,

TO

ROBERT JAMES, ET. UX.,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 6 2 0 8 2

IDENTIF. REFERENCE

Nov 7 1 12 PM '84

FEE $ 1.50 REGISTER
DAVIDSON COUNTY, TN

RUSH

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
			46000.00-	CAMT.
			119.60	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	126.10-
5390A	11/07/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 2 0 8 2

T
IDENTIF. REFERENCE

Nov 7 1 12 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0083486