Prepared By:
JAMES H. HILL, Attorney
310 Gallatin Road, South
Madison, Tn. 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BENFORD W. JAMES	Same	43-6-82 35
(NAME) 328 May Drive	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn. 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6672 PAGE 663

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) ---------- *Dollars,* and other good and valuable consideration, the receipt of which is hereby acknowledged,

HALTON DARSE JAMES, Unmarried, the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said BENFORD W. JAMES, the Grantee, and his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 51 on the Unrecorded Plan showing the Subdivision of Tract No. 14 of the Anderson Estates, as follows:

BEGINNING at a point in the east margin of May Drive at the corner of Lots 50 and 51; thence with the line between said lots, easterly 174 feet to a point; thence southerly 120 feet to a corner of Lot 52; thence with the line between Lots 51 and 52 westerly 174 feet to the east margin of May Drive; thence with the margin of the same, northerly 120 feet to the point of beginning.

BEING the same property as conveyed by Warranty Deed from Gladys Grisham et al. to Halton Darse James, as of record in Book 3616, Page 52, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $5,000.00 XX

Subscribed and sworn to before me, this the 17th day of July 1985

Affiant Benford W. James

My commission expires: 10-20-85 (Affix Seal)

Notary Public James H. Hill

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and his *(successors), heirs and assigns forever.* I *covenant that* I *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 9th *day of* Sept *, 19*85*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Catherine S. Nash Notary Public

X Halton Darse James
HALTON DARSE JAMES

Subscribed and sworn before me, this 9th day of September 1985.

My Commission Expires 7/23/86

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned HALTON DARSE JAMES, Unmarried, *a Notary Public in and for said County and State,*

Halton Darse James

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Lewisburg *Tennessee.*
this 26th *day of* September, *19* 85

Cathey L. Nash *Notary Public*

Commission expires 7-23-86.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

41550

IDENTIF REFERENCE

OCT 3 11 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

HALTON DARSE JAMES, Unmarried

TO

BENFORD W. JAMES

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6672 PAGE 665

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

5000.00- CAMT
13.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 19.50-
3088A10/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41550

IDENTIFICATION REFERENCE

OCT 3 11 50 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178650