Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jack James and wife, Joyce James 5420 San Marcos Drive Nashville, Tennessee	Same	Map 172 Parcel 176 6D 52500
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

BOOK 6745 PAGE 403

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James I. Vance Berry, Trustee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Jack James and wife, Joyce James (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive Covenants contained in instrument of record in Book 5708, page 670, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $68,000.

Jack James
Affiant

Subscribed and sworn to before me this 26 day of December, 1985.

Loretta B. Lane
Notary Public
My Commission Expires: 7/8/87

3. Plan of record in Book 5200, page 306 said Register's Office, shows an Owner's Certificate.

4. All matters contained in the Easement and Joint Roadway use and Maintenance Agreement dated February 5, 1981, of record in Book 5707, page 506, said Register's Office, as amended by instrument of record in Book 5720, page 183, said Register's Office.

This is unimproved property, located on Holt Hill Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of December, 1985.

James I. Vance Berry, Trustee

JAMES I. VANCE BERRY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6745 PAGE 405

Personally appeared before me, Loretta B. Lane, a Notary Public in and for said County and State, the within named James I. Vance Berry, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of December, 1985.

Loretta B. Lane
Notary Public

My Commission Expires: 9/1/87

Exhibit A

Land in the Sixth Civil District of Davidson County, Tennessee, described from a survey made by James L. Murphy, Jr. & Company, dated May 4, 1968, revised January 2, 1974, as follows:

Beginning at a point being the northwest corner of Tract 30 on the Plan of Holt Hills, Section 3, of record in Book 5200, page 306, Register's Office for said County; thence North 3 degrees 37 minutes 26 seconds East 1,273.48 feet to an iron stake; thence North 84 degrees 34 minutes 06 seconds East 284.08 feet to an iron stake; thence North 3 degrees 47 minutes 29 seconds East 1171.39 feet to an iron stake; thence North 89 degrees 26 minutes 12 seconds East 124.09 feet to an angle in a fence; thence South 66 degrees 39 minutes 27 seconds East 142.24 feet to a gate post; thence North 60 degrees 18 minutes 28 seconds East 12.80 feet to the center of Old Carns Road; thence with the centerline of Old Carns Road, South 38 degrees 50 minutes 30 seconds East 149.15 feet to a point; thence South 35 degrees 31 minutes East 282.60 feet to a point; thence South 39 degrees 49 minutes 40 seconds East 409.85 feet to a point; thence South 51 degrees 07 minutes 40 seconds East 281.22 feet to a point; thence South 51 degrees 06 minutes 40 seconds East 279.40 feet to a point; thence South 56 degrees 43 minutes 40 seconds East 278.95 feet to a point; thence South 66 degrees 54 minutes 07 seconds East 165.36 feet to a point; marked by a 14-inch elm tree at a gate; thence South 40 degrees 26 minutes 05 seconds West 370.44 feet to a point on a line which is now the East boundary line of Tract 31, Holt Hills, Section 3; thence with the northern boundary of Holt Hills, Section 3, North 2 degrees 55 minutes East a distance of 121.27 feet to a point; thence South 68 degrees 12 minutes 48 seconds West 478.72 feet to a point; thence South 38 degrees 12 minutes West 620.00 feet to a point; thence South 47 degrees 55 minutes West 180.00 feet to a point; thence South 62 degrees 49 minutes West 205.00 feet to a point; thence South 69 degrees 15 minutes West 315.00 feet to a point; thence South 75 degrees 23 minutes West 190.00 feet to a point; thence North 86 degrees 24 minutes 54 seconds West 192.53 feet to the point of beginning, and containing 57.27 acres, more or less.

Being part of the same property conveyed to James I. Vance Berry, Trustee, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary, by deed from Berkshire Life Insurance Company, a corporation of record in Book 4497, page 177, said Register's Office.

Together with a 50-foot non-exclusive easement for ingress and egress and installation of utility lines as reserved in the warranty from James I. Vance Berry, Trustee, to Thomas C. Scott, Trustee, of record in Book 4780, page 611, said Register's Office; said easement being further described in Exhibits A, B and C to the Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706, said Register's Office, and also shown on the Plan of Holt Hills, Section 3, of record in Book 5200, page 306, said Register's Office, a portion of which is designated as Reserve Parcel (151) on said Plan.

6 3 8 6 1
IDENTIFICATION REFERENCE
Dec 26 11 30 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6745 PAGE 497

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

600[illegible].00- CAPIT.
176.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 199.30-
9834A12/26/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63861

IDENTIFICATION REFERENCE

DEC 26 11 30 AM '06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 204735