2/1

WARRANTY DEED

FROM: TWO MILE DEVELOPMENT CORPORATION, a Tennessee Corporation

TO: Thomas N. James, Jr. and wife, Anna E. James

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Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel
Thomas N. James, Jr. and wife, Anna E. James 7015 Boone Trail Circle Brentwood, TN 37027	Metropolitan Federal Savings & Loan Association P. O. Box 110250 Nashville, TN 37211	Map 103-6-A Parcel

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $51,500.00.

Thomas N. James Jr.
AFFIANT

Subscribed and sworn to before me, this the 31st day of December, 1985.

Mark J. Murphy
NOTARY PUBLIC

My Commission Expires: 10-19-86

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Two Mile Development Corporation, a Tennessee corporation, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Thomas N. James, Jr. and wife, Anna E. James hereinafter called "Grantee", (whether one or more persons or entities) Grantee's heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. E-2, of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6697, page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Two Mile Development Corporation, a Tennessee corporation, by deed of record in Book 6697, page 895, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit E-2, Dunham's Station Condominium, 246 White Bridge Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, Grantee's heirs, personal representatives, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those exceptions listed in the schedule of exceptions to coverage in the title

policy furnished Grantee by Grantor insuring Grantee's interest in the above described property. The schedule of exceptions to such title insurance policy is by reference incorporated herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, Grantee's heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Dunham's Station Condominium and Dunham's Station Condominium Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general, which are levied by Dunham's Station Condominium Association, Inc. in connection with Dunham's Station Condominium. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure payment of all asessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31 day of December, 1985, as of December 1, 1985.

TWO MILE DEVELOPMENT CORPORATION,
a Tennessee corporation

BY: _____

TITLE: President

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jim H. Dunn with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of Two Mile Development Corporation, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, in Nashville, Tennessee, this the 31 day of December, 1985.

Deborah R. Lightfoot
NOTARY PUBLIC

My Commission Expires: 5/13/89

DEBORAH R. LIGHTFOOT NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE
6 5 3 8 6

DEC 31 4 30 PM '85
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

5150 .00- CASH
133.50 CHECK
.50 PRFEE
6.00 MISC
CHECK 140.00-
1771A12/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6538 IDENTIFICATION REFERENCE

DEC 31 4 30 PM 85

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 206630