40.82

BOOK 6907 PAGE 540

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 13200.00 .

William A. James, Jr.
Affiant

SWORN to and subscribed before me on this the 19th day of May, 1986.

Virginia Langford
NOTARY PUBLIC

My Commission Expires: 11/10/89

17.11.0

IDENTIFICATION REFERENCE

JUL 3 10 06 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER: Mr. and Mrs. William A. James, Jr.
3721 Creekland Ct.
Nashville, TN 37218

SEND TAX BILLS TO: SAME

MAP-PARCEL NO. To be assigned

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **MINNIE PEARL DAVIS, a widow and WALTER R. DAVIS and wife, GLENNORA DAVIS,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **WILLIAM A. JAMES, JR. and wife, GLENNORA JAMES,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Fairmeade Acres, as of record in Book 3700, Page 52, Register's Office for said County.

BEGINNING in the east margin of Fairmeade Court at the corner of Lots 20 and 21; thence east with the line between said lots 209 feet; thence southerly with the rear line of the lot, 221.4 feet to a monument; thence west with the north margin of Fairmeade Drive, 198.1 feet to a monument; continuing with the Drive with a slight curve, West 54.4 feet to a monument; thence northerly with a curve 37.6 feet to a monument in the east margin of Fairmeade Court; thence north with the Court, 132.7 feet to the point of beginning.

BEING the same property conveyed to SAMUEL F. DAVIS, SR. and wife, MINNIE PEARL DAVIS and WALTER R. DAVIS by Deed from DAVID STEWART, JR. and wife, PATSY WILKS STEWART of record in Book 4453, Page 246, said Register's Office. The said SAMUEL F. DAVIS, SR. having since died leaving as his heir the said MINNIE PEARL DAVIS.

The said Glennora Davis joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said WALTER R. DAVIS.

This is un-improved property known as Lot 21 Fairmeade Acres, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 14th day of May, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Minnie Pearl Davis Walter R. Davis

MINNIE PEARL DAVIS WALTER R. DAVIS

Glennora F. Davis

GLENNORA DAVIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, MINNIE PEARL DAVIS, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee this the 14th day of May, 1986.

Thomas E Ley

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: July 17, 1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WALTER R. DAVIS and wife, GLENNORA DAVIS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee this the 14th day of May, 1986.

Thomas E Ley

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: July 17, 1988

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

RECEIVED OF _____

FOR _____

BOOK 6907 PAGE 542

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
			13203.00- CO.IT.	
			34.32 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	40.32-
3231	A07/03/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17110.

IDENTIFICATION REFERENCE

Jul 3 10 06 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 266646