VIII-C/SA25 JRR/aw 5/23/88

File 14

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville, TN 37219-0512

0757 05/25 0101 03CHECK 93.50

WARRANTY DEED BOOK 7552 PAGE 945

Address New Owner(s) as follows: RALPH M. JAMES and wife, SHARON SPIVEY-JAMES, 1363 Pleasant Hill Road, Nashville TN 37214

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 121, Parcel Nos. 29 and 186.

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, MILDRED FAIRCLOTH PHILLIPS, an unmarried person, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto RALPH M. JAMES and wife, SHARON SPIVEY-JAMES, their heirs and assigns, hereinafter referred to as Grantees, certain property located in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is (X) improved ( ) unimproved property, known as 1363 Pleasant Hill Road, Nashville TN 37214.

TO HAVE AND TO HOLD 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 I, MILDRED FAIRCLOTH PHILLIPS, do covenant with the said Grantees that I am 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; do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of May 1988.

Mildred Faircloth Phillips
MILDRED FAIRCLOTH PHILLIPS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MILDRED FAIRCLOTH PHILLIPS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 24th day of May 1988.

John R. Reynolds Notary Public

My commission expires 17 July 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $30,000.00.

Affiant

Subscribed and sworn to before me this 24th day of May 1988.

John R. Reynolds Notary Public

My commission expires: 17 July 1988

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
216 Third Avenue, North
Nashville TN 37201

XXI-10 JRR/aw

EXHIBIT A BOOK 7552 PAGE 947

TRACT I:

Land in the Third Civil District of Davidson County, Tennessee, and being described according to a survey made by L. C. Petty, 28 April 1972, as follows, to wit:

BEGINNING at a point on the northerly margin of Pleasant Hill Road at the Southwest corner of the property conveyed to the Trustees of Whitsitt's Chapel Baptist Church, of record in Book 4465, page 955, Register's Office for Davidson County, Tennessee; thence, along the northerly margin of the said Pleasant Hill Road, South 64° 49' 15" West 100 feet to a point; thence, North 32° 20' 19" West, 751.7 feet to a point; thence South 86° 18' 53" East 122.1 feet to a point; thence South 32° 20' 19" East 696.14 feet to the point of beginning, and containing 1.66 acres, more or less.

Being the same property conveyed to Mildred Faircloth Phillips by deed from Blanche Faircloth Shankle and James William Faircloth, Jr., as shown of record in Book 4618, page 135, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the Third Civil District of Davidson County, Tennessee, and partly described according to a survey made by Southern Land Surveying Company, Inc., dated 10 September 1970, as follows, to wit:

BEGINNING on the northerly margin of Pleasant Hill Road, at the Southwest corner of the Whitsitt's Chapel Baptist Church property of record in Book 243, page 229, Register's Office for said County; thence, with the northerly margin of Pleasant Hill Road, South 62° 49' 59" West 94.39 feet to a point; thence, North 32° 20' 19" West 181.83 feet to a point; thence, North 62° 49' 59" East 98.65 feet to a point, said point being the northwest corner of the said Whitsitt's Chapel Baptist Church property hereinbefore referred to; thence, South 31° 00' 01" East 181.50 feet to the point of beginning, containing 0.4 acre, more or less.

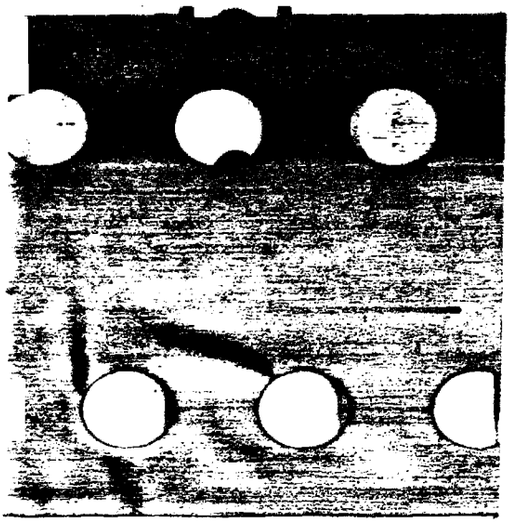
Being the same property conveyed to Mildred Faircloth Phillips by deed from Vernon Penley, John Grissom, Richard Godsey, William A. Dye and Andrew Turbeville, Trustees of Whitsitt's Chapel Baptist Church, as shown of record in Book 4562, page 427, Register's Office for Davidson County, Tennessee.

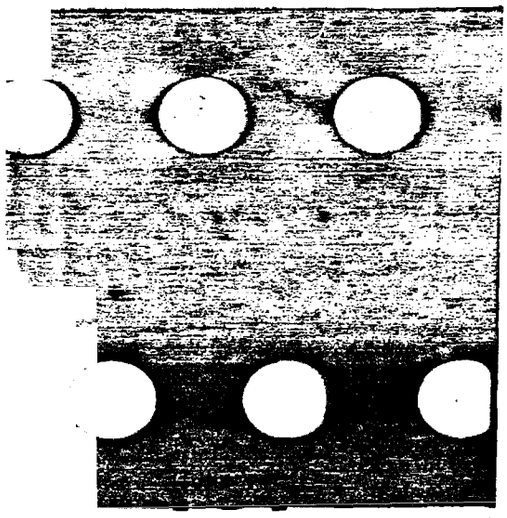
33568

IDENTIFICATION REFERENCE

MAY 25 2 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7552 PAGE 948

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33568

IDENTIF. REFEREN

MAY 25 2 00 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	30000.00
CON TX	84.00
PRFEE	0.50
WDEED	9.00
TOTAL	93.50
CHECK	93.50

05/25/88 01 14:02 0001 0757

No. 94910