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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Faith N.S. Colebrook and

Jeffrey Richardson Colebrook

TO

Carolyn Watson James

For draftsman's use

This instrument was prepared by:
David J. Tarpley, Attorney
159 Kenner Avenue
Nashville, TN 37205

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Watson James (NAME)	Carolyn Watson James (NAME)	92-13
120 The Farm (STREET ADDRESS OR ROUTE NUMBER)	120 The Farm (STREET ADDRESS)	Parcel 13
Summertown, TN 38483 (CITY) (STATE) (P. O. ZIP)	Summertown, TN 38483 (CITY) (STATE) (ZIP)	F.B. 11W-71465

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 21,000
Carolyn Watson James
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 1988
B. Colebrook
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 16,745.45
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.
Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

For and in Consideration of the sum of $16,745.45 (Sixteen Thousand Seven Hundred Forty-Five Dollars and Forty-five Cents) DOLLARS

which amount includes an assumption of the indebtedness secured by a deed of trust of record at Book 5051, page 891, Register's Office for Davidson County, Tennessee, the bargainors, Faith N.S. Colebrook and Jeffrey Richardson Colebrook,

6427 06/16 0101 03CHECK 65.30

have bargained and sold, and by these presents do transfer and convey unto the said Carolyn Watson James, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 of Block 24 on the plan of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said County.

SAID Lot No. 2 fronts 50 feet on the southerly side of Elkins Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed by Andrew J. Nestler, Jr., and Catherine Nestler to Jeffrey Richardson Colebrook and Faith N.S. Colebrook by deed of record in Book 5644, page 109, Register's Office for Davidson County, Tennessee.

MAIL ENV. A

JUN 16 1 21 PM '88

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

40924

There having been further conveyances by and between Jeffrey Richardson Colebrook and Faith N.S. Colebrook, and Faith N.S. Colebrook, the most recent conveyance having been from Faith N.S. Colebrook to Jeffrey Richardson Colebrook and Faith N.S. Colebrook, by deed of record in Book 6116, p. 290, Register's Office for Davidson County, Tennessee.

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WD-2

This is unimproved ( ) improved (X) property, known as 3803 Elkins Avenue (House Number) (Street) Nashville (P. O. Address) (City or Town) Tennessee 37209 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carolyn W. James, her heirs and assigns, forever.

And we do covenant with the said Carolyn Watson James 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.

And ~~we, Faith N.S. Colebrook and Jeffrey Richardson Colebrook,~~ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carolyn Watson James, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this first day of June, 1988

x Faith N S Colebrook

x Jeffrey R Colebrook

STATE OF NEW YORK)
COUNTY OF ONONDAGA)

Personally appeared before me, JOYCE C. THAYER, a Notary Public in and for said County and State, the within named Faith N.S. Colebrook

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

Witness my hand and official seal at Liverpool, New York, this 19 day of MAY, 1988

Joyce C. Thayer, Notary Public.

JOYCE C. THAYER
Notary Public in the State of New York
Qualified in Onondaga County No. 4723866
My Commission Expires November 30, 1988

Commission expires

STATE OF NEW YORK)
COUNTY OF ONONDAGA)

Before me, Catherine A. Brown, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Richardson Colebrook, with whom I am personally acquainted, and who, upon oath, acknowledged

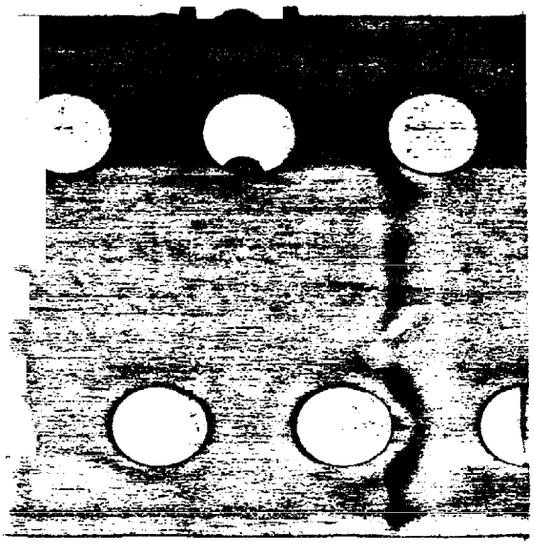
that he executed the within instrument for the purpose therein contained,

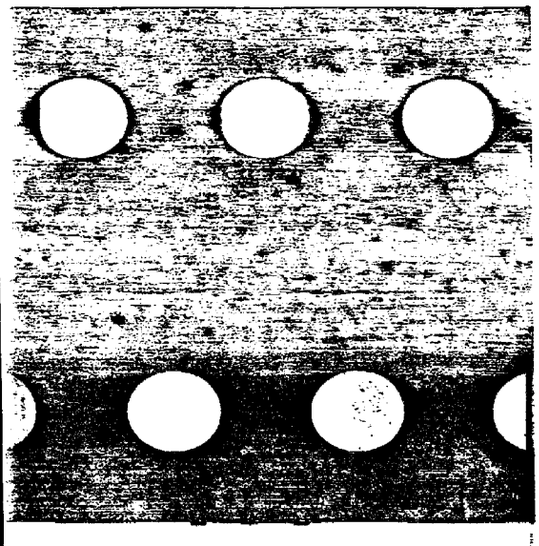
Witness my hand and seal, at office in Rochester New York, this 15 day of June, 1988

Catherine A Brown, Notary Public.

Commission expires August 31, 1989

CATHERINE A. BROWN
Notary Public in the State of New York
Qualified in Monroe County No. 01BR4891518
My Commission Expires August 31, 1989





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 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
				CAMT 21000.00
				CON TX 58.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 65.30
				CHECK 65.30
06/16/88	01			13:23 0001 6427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40924

IDENTIFICATION REFERENCE

JUN 16 1 22 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 103248