THIS INSTRUMENT PREPARED BY: William D. Hagewood, Attorney
101 Point East Drive
Nashville, TN 37216

BOOK 7604 PAGE 379

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra L. James (NAME)	Sandra L. James (NAME)	33-4A-27
27 Rolling Meadows Drive (STREET ADDRESS OR ROUTE NUMBER)	27 Rolling Meadows Drive (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid by SANDRA L. JAMES *Dollars.* ("Grantee" herein), the receipt of which is hereby acknowledged, the undersigned Grantor, BEATRICE M. HAYS, a widow,

5 1 0 5 9 IDENTIFICATION REFERENCE Jul 20 10 55 AM '88 FELIX Z WILSON REGISTER DAVIDSON COUNTY TENN RUSH

9096 07/20 0101 03CHECK 230.90

have this day bargained and sold, and do hereby transfer and convey unto the said SANDRA L. JAMES

the Grantors herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot no. 27 on the Plan of Rolling Meadows, Phase I, Section II-A, of record in Book 6250, Page 964, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert N. Hays, Jr. and wife, Beatrice M. Hays, by deed from Corson Development, Inc., a Tennessee Corporation, of record in Book 7002, Page 738, Register's Office for Davidson County, Tennessee, the said Robert N. Hays, Jr. having since died.

As a part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Townhomes Association, of record in Book 6593, Page 194, and its attendant By-Laws, as amended in Book 6966, Page 497, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me this the 20th *day of* July *19* 88

My Commission Expires 10-24-88 *(Affix Seal)*

Affiant

Notary Public

This is improved ( ) unimproved ( ) property, known as 27 Rolling Meadows Dr. Goodlettsville, TN 37072
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 20th *day of* July *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Beatrice M. Hays

[redacted] [redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me William D. Hagewood, *a Notary Public in and for said County and State* Beatrice M. Hays

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 20th *day of* July, *19* 88.

William D. Hagewood
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 10-24-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

WARRANTY DEED

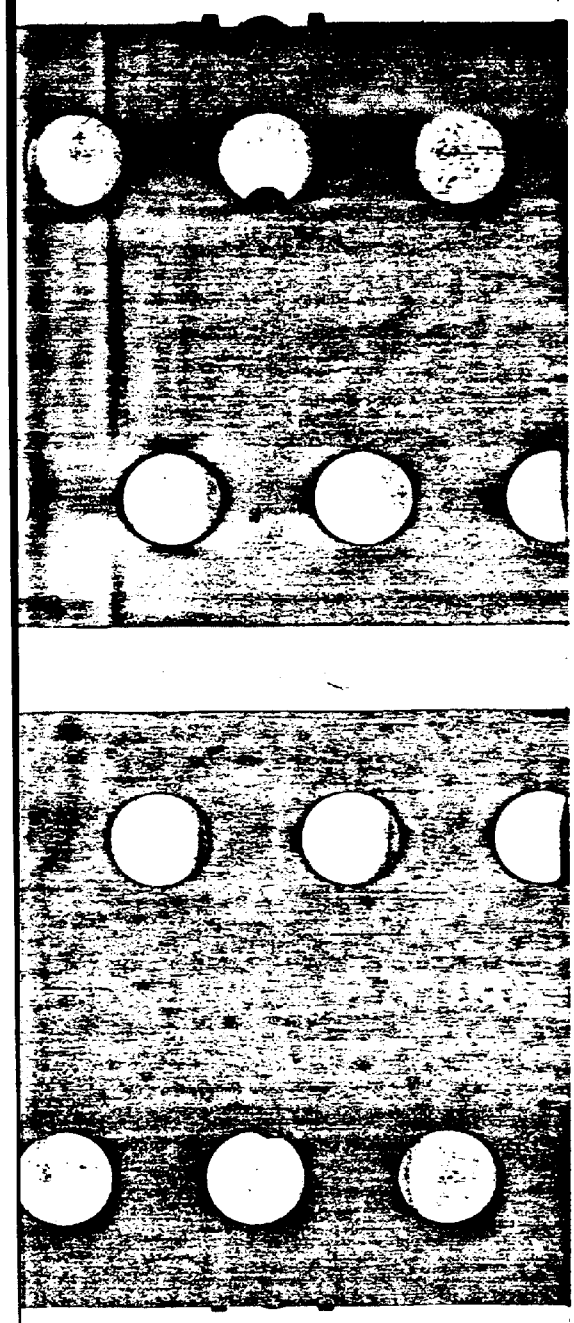
FROM

BEATRICE M. HAYS

TO

SANDRA L. JAMES

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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 68000.00
				CON TX 224.40
				PRFEE 0.50
				MDEED 6.00
				TOTAL 230.90
				CHECK 230.90
07/20/88	01	10:57	0001	9096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 0 5 9

IDENTIFICATION REFERENCE

JUL 20 10 55 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 114891