WARRANTY DEED

BOOK 7875 PAGE 170

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Richard L. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 89.

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
RICHARD JAMES, et ux	UNION NATIONAL BANK OF ARKANSAS	42-11
(NAME)	(NAME)	
601 Old Hickory Blvd. West	P. O. Box 3318	79
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115	Little Rock, Arkansas 72203	11D 00965
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JERRY HARLAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD JAMES and wife, CAROLYN JAMES 9256 06/28 0101 03CHECK 27 17

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 27 on the Plan of Blair Heights, Section 2, of record in Book 2133, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 being a corner lot fronts 126.27 feet on the southerly margin of Old Hickory Boulevard and 245.77 feet on the westerly margin of Beverly Drive. Said frontages joined by a curve are 50.50 feet and extend back 163.27 feet on the southerly line and 276.3 feet on the westerly line to a point.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the following tract of land conveyed to the State of Tennessee, under condemnation as of record in Book 4908, page 389, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the point in the south margin of Old Hickory Boulevard, said point being along the said south margin easterly 45.5 feet from the east boundary of the 17th Street Christian Church property; thence along the said south margin easterly 80.8 feet to a point; thence along a curve right having a radius of 30 feet easterly and southerly for 50.5 feet to a point in the west margin of Beverly Drive; thence along the said west margin South 0°05' West 2.5 feet to a point; thence along a curve left

. . . . CONTINUED . . . .

This is unimproved ( ) improved (X) property, known as 601 Old Hickory Boulevard West, Madison, Tn. 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the 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 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 my hand this 21st day of June, 19 89

Jerry Harlan
JERRY HARLAN

Wanda Harlan
WANDA HARLAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Harlan and Wanda Harlan

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of June, 19 89

Commission Expires September 11, 1990

Notary Public.

STATE OF

County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and , with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the

and respectively of the

the within named bargainor, a corporation, and that he / they as such

and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said

as such and attesting the same by the said

as such .

WITNESS my hand and official seal at office at , Tennessee.

on this the day of , 19

My commission expires

Notary Public

. . . . CONTINUED . . . .

having a radius of 30 feet northerly and westerly for 49.5 feet to a point; thence along a curve right having a radius of 5,776 feet westerly for 81.5 feet to the point of beginning and containing 190 square feet.

Being the same property conveyed to Jerry Harlan by deed from Stanley Ray Overstreet, unmarried, of record in Book 5875, page 968, Register's Office for Davidson County, Tennessee.

Grantee hereby assumes and agrees to pay the unpaid balance on the existing mortgage recorded in Book , page , the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

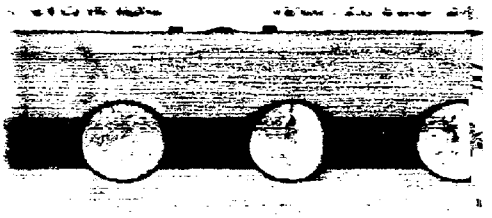
Wanda Harlan, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

44641

IDENTIFICATION

JUN 28 8 37 AM '89

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



RECEIVED OF _____

FOR _____

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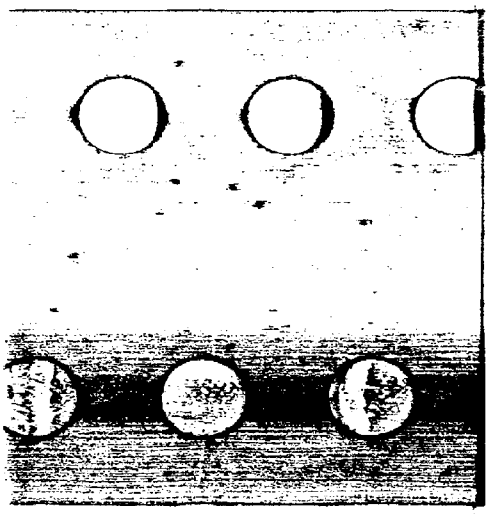
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 79900.00
CON TX 263.67
PRFEE 0.50
WDEED 6.00
TOTAL 270.17
CHECK 270.17

06/28/89 01 08:39 0001 9256



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44641

IDENTIFICATION

JUN 28 8 37 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 223540