BOOK 8227 PAGE 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,749.37

Michael C. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 1990

Notary Public

MY COMMISSION EXPIRES: 1/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Michael C. & Kimberly J. James (NAME)	NCNB Mortgage Corporation (NAME)	Map 42-8
425 Amquiwood Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 353 (STREET ADDRESS)	Par. 51
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Louisville, KY 40201 (CITY) (STATE) (ZIP)	11D-33583

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. Tommy Dalton Fussell and wife, Kelly J. Fussell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael C. James and wife, Kimberly J. James

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:

BEING Lot No. 47 on the Plan of Heritage Place Subdivision, of record in Plat Book 5200, page 628, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Tommy Dalton Fussell and wife, Kelly J. Fussell by deed from Tri-County Builders, a Tennessee General Partnership, of record in Book 7355, page 536, Register's Office for Davidson County, Tennessee.

Subject to a mortgage to NCNB Mortgage Corporation , dated 9/16/87, and filed 9/18/87, in Book 7355, page 539 and as re-recorded in Book 7365, page 121, Register's Office for Davidson County, Tennessee, in the sum of $74,700.00, which sum Michael C. James and wife, Kimberly J. James expressly assumes and agrees to pay; and also hereby assumes and agrees to pay all the obligations of Tommy Dalton Fussell and wife, Kelly J. Fussell under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A. and the Regulations promulgated pursuant thereto. Escrow account and insurance transferred to Grantee.

THIS conveyance subject to restrictive covenants of record in Book 6148, page 537; and such easements and setback lines of record in Plat Book 5200, page 628, said Register's Office.

6865 4

IDENTIF. TREFERENC

OCT 30 8 45 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

4659 10/30 0101 03CHECK 273.31

unimproved ( )
This is improved (X) property, known as 425 Amquiwood Court 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 Whereever 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 hand s this 29th day of October, 1990

Tommy Dalton Fussell

Tommy Dalton Fussell

Kelly J. Fussell

Kelly J. Fussell

STATE OF TENNESSEE)
Davidson COUNTY)

Personally appeared before me, Tommy Dalton Fussell and wife, Kelly J. Fussell
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 29th day of October 19 90.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
COUNTY)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Tommy Dalton Fussell and wife,

Kelly J. Fussell

TO

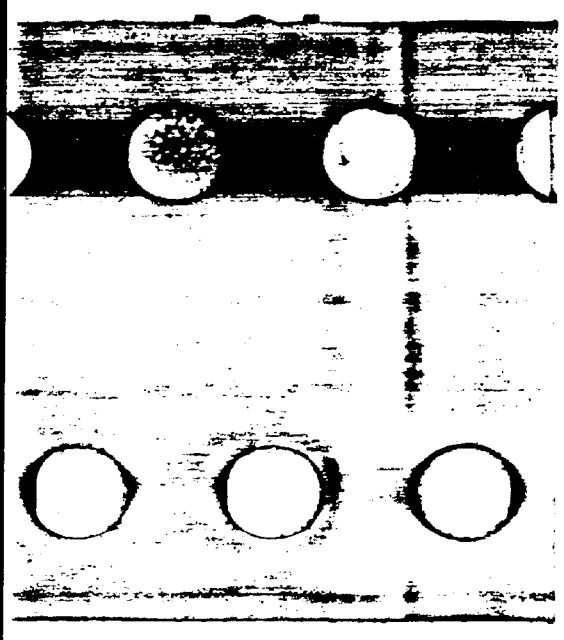
Michael C. James and wife,

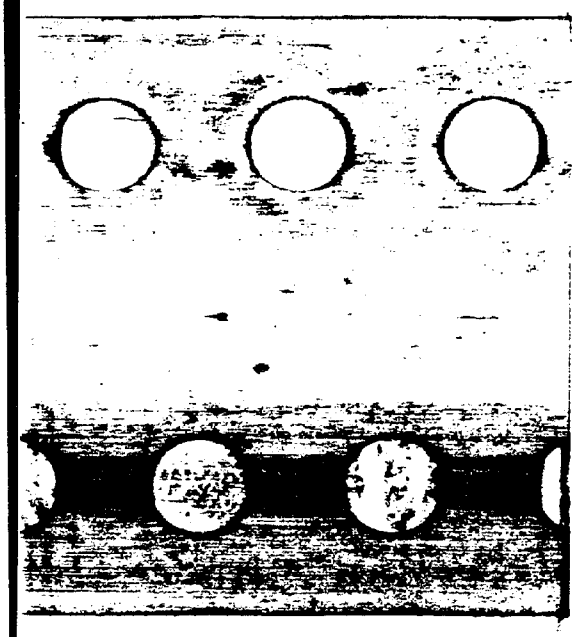
Kimberly J. James

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8227 PAGE 16

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	80749.37
			CON TX	266.31
			PRFEE	1.00
			WDEED	6.00
			TOTAL	273.31
			CHECK	273.31
10/30/90	01	09:44	0001	4659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68654

IDENTIF. REFERENCE

OCT 30 9 45 AM '90

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY TN.

No. 368802