THIS INSTRUMENT PREPARED BY:

CECILIA G. WEST
Attorney at Law
P. O. Box 2695
Lewisburg, TN 37091

FOR INFORMATION ONLY:

MAP 118-4
PARCEL 137
GROUP
TAX ASSESSOR'S OFFICE OF
DAVIDSON COUNTY, TENNESSEE

Based on information furnished by the parties.

FROM: **GEORGIA MAI JOHNSON**

TO: **FLOYD E. JAMES and wife, MARY R. JAMES**

BOOK 8317 PAGE 344

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty-five Thousand Dollars ($55,000.00) cash in hand paid, receipt of which is hereby acknowledged, the undersigned, GEORGIA MAI JOHNSON has this day bargained and sold and does hereby sell, transfer and convey unto FLOYD E. JAMES and wife, MARY R. JAMES, their heirs and assigns, in fee simple, the following described realty located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 31 of Hurdwood Heights, Section 2, as of record in Book 2330, page 38, Register's Office for said County.
>
> Said Lot No. 31 fronts 60 feet on the southerly side of Fairlane Drive and runs back 168.8 feet on the westerly line and 168.9 feet on the easterly line to a dead line, measuring 60 feet thereon.
>
> Being the same property described in and conveyed by deed to Georgia Mai Johnson from Roy E. Gifford and wife, Villa P. Gifford, by deed of record in Book 3610, page 95, in the Register's Office of Davidson County, Tennessee.
>
> The realty is conveyed subject to all restrictive covenants, setback lines and easements which are of record.
>
> The 1991 realty taxes will be prorated.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTOR covenants that she is lawfully seized and possessed of the granted realty, that she has a good and lawful right to sell and convey the same; that said property

is not encumbered except as herein stated; and that the GRANTOR will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand this 26th day of March, 1991.

Georgia Mai Johnson
GEORGIA MAI JOHNSON

STATE OF TENNESSEE)
COUNTY OF MARSHALL)

BOOK 8317 PAGE 345

Personally appeared before me, a Notary Public in and for the County and State aforesaid GEORGIA MAI JOHNSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 1991.

NOTARY PUBLIC My Commission expires 10-14-91.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned makes oath that the actual value or consideration of this transfer is $ 55,000.00.

Floyd E. James

Sworn to and subscribed before me this 27th day of March, 1991.

Timothy P. Hill
NOTARY PUBLIC My commission expires on: 7-18-92

NAME AND ADDRESS OF PROPERTY OWNER AND PERSON RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

FLOYD E. JAMES and wife, MARY R. JAMES

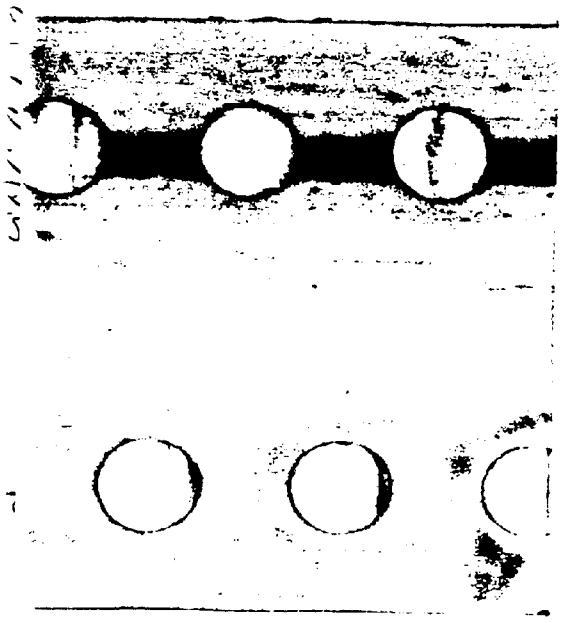
Floyd E. James

PICK-UP

Send tax bills to:
Floyd E. JAMES
512 FAIRLANE DRIVE 37211

Name + address of new owner:
Floyd E & Mary R. James
1512 Fairlane Dr. 37211

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
MAR 27 1 09 PM '91
IDENTIF. TREFERENCE
3395 03/27 0101 03CHECK 188.50
02032



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8317 PAGE 346

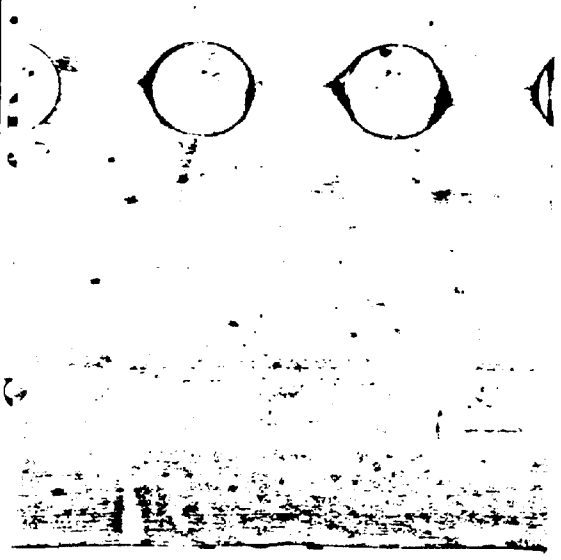
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	55000.00
			CON TX	181.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	188.50
			CHECK	188.50
03/27/91	01		13:09 0001	6895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02032

IDENTIF. REFERENCE

MAR 27 1 09 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407629