BOX 15

BOOK 9034 PAGE 890

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES May 25, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard Marion James (NAME)	SAME (NAME)	MAP 187, #125
6901 Burkitt Road (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Walker Grimes and wife, Peggy Grimes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Marion James and wife, Mary Ann 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 a parcel of land known as the Smith Subdivision, the Plat of which is of record in Book 6200, page 850, Register's Office for Davidson County, Tennessee, and described more particularly as follows:

Being a parcel of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and a portin of the Gene H. Smith property of record in Deed Book 4201, page 836, Register's Office for Davidson County, Tennessee, and described according to a survey made by Robert J. Morris, January 27, 1989, as follows:

Beginning at an iron pin set in the southerly right-of-way of Burkitt Road, said pin being the north east corner of this parcel of land and the north west corner of the Gene Horace Smith property as evidence in Deed Book 5653, page 890, Register's Office for Davidson County, Tennessee;

Thence running S 1 degree 45 minutes 00 seconds E, 5.02 feet to a concrete monument; thence S 1 degree 45 minutes 00 seconds E, 402.10 feet to an iron pin; thence S 89 degrees 06 minutes 14 seconds W, 222.89 feet to an iron pin; thence north 0 degrees 07 minutes 55 seconds W, 402.10 feet to a concrete monument; thence N 0 degrees 07 min. 55 seconds W 5.00 feet to an iron pin; thence running with the southerly right-of-way of Burkitt Road, N 89 degrees 52 minutes 95 seconds E, 120.87 feet to an iron pin; thence containing with said right-of-way and with a curve to the left having a radius of 1457.39 feet and an arc length of 90.55 feet to the point of beginning and containing 2.024 acres, more or less, this parcel of land is subject to a right-of way dedication that extends 5.00 feet south from the existing right-of-way that

CONTINUED

unimproved ( )
This is improved (X) property, known as 6901 Burkitt Road, Antioch, TN 37013
(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 our hand S this 30th day of July 19 93

Walker Grimes
Walker Grimes

Peggy Grimes
Peggy Grimes

LEGAL DESCRIPTION CONTINUATION

lies 25.00 feet south of the center line of Burkitt Road, running with the existing 25.00 foot right-of-way a total of 211.57 feet, and containing 0.024 acres excluded from the acreage as noted above, this parcel of land is also subject to a 10.00 foot wide public utilities and drainage easement running with the south boundary line and the west boundary line as shown on the plat of the Smith Subdivision dated January 27, 1989.

Being the same property conveyed to Walker Grimes and wife, Peggy Grimes by deed from Gene H. Smith and wife, Patricia C. Smith of record in Book 7855, page 544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7855, page 548, Register's Office for Davidson County, Tennessee. Said Deed of Trust was modified by instrument of record in Book 8370, page 145, Register's Office for Davidson County, Tennessee.

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 Walker Grimes and wife, Peggy Grimes

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of July 19 93.

Commission expires May 25, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

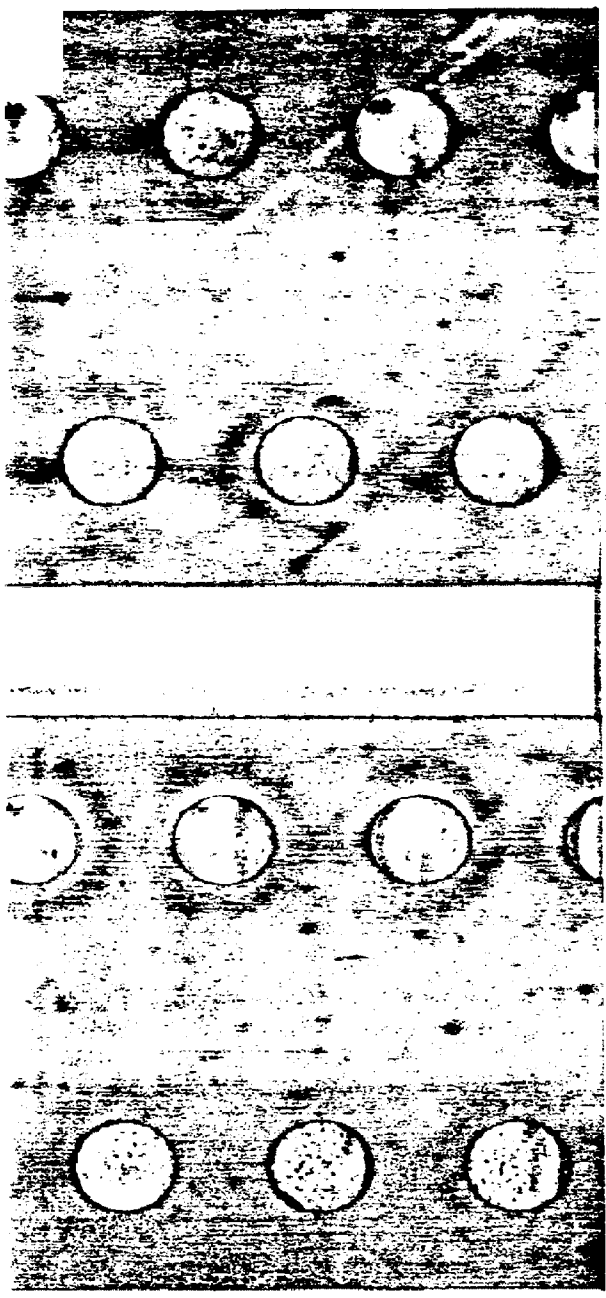
STATE OF TENNESSEE NOTARY PUBLIC AT LARGE LEE CRAWFORD

5226 08/03 0101 03CHECK 468.10

Warranty Deed from Walker Grimes and wife, Peggy Grimes, to Richard Marion James and wife, Mary Ann James.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

47821
IDENTIF. & REFERENCE
93 AUG -3 PM 2:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9034 PAGE 893

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 123000.00
CON TX 455.10
PRFEE 1.00
WDEED 12.00
TOTAL 468.10
CHECK 468.10

08/03/93 01 14:56 0001 5226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47821
IDENTIF. & REFERENCE

93 AUG -3 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 681619