This Instrument prepared by:
James H. Hill, Attorney
310 S. Gallatin Rd.
Madison, TN 37115

QUITCLAIM DEED BOOK 9165 PAGE 651

E/P 2271

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Benford Wilson James & wife Clara B. James (NAME)	SAME (NAME)	
328 May Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-11
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	4

Email

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, DOAK ALLEN JAMES, HALTON DORRIS JAMES, JOHNNY MONROE JAMES and MINNIE P. JAMES, the grantors, **by these presents do hereby quitclaim and convey unto** BENFORD WILSON JAMES and wife, CLARA B. JAMES, the grantees, and their successors and assigns, all our right, title and interest in and **to the following described tract of land:** Land in Davidson County, TN, being part of tract No. 13 on the plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 162 on the plan of the subdivision of tracts Nos. 1 & 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows;

Beginning at a point on the easterly margin of Scalf Drive, which point is located 198.1 feet south from a concrete marker at the intersection of Scalf Drive and Roosevelt Avenue; thence easterly and parallel with Roosevelt Ave. with the dividing line between Lots Nos. 161 and 162, 159.7 feet to the common corner of Lots Nos. 162, 163, 116 and 117; thence 118 and 162, 100 feet to the common corner of Lots Nos. 162, 163, 116 and 117; thence westerly with the dividing lines between Lots Nos. 162 and 163 and parallel with the southerly margin of Roosevelt Ave., 158.4 feet to the easterly margin of Scalf Drive; thence northerly, with the easterly margin of Scalf Drive, 100 feet to the point of beginning.

BEING the same property as conveyed from Sam Stafford and wife Ella M. Stafford by Warranty Deed to Mary Belle James Smith as of Record in Book 2093, page 629, Register's Office of Davidson County, Tennessee. The Grantors and the Grantees herein are the sole surviving children of Mary Belle James Smith having since died interstate in 1965.

THE PROPERTY CONVEYED HEREIN IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 29th day of November 1993

Affiant

My commission expires: 1-24-97 (Affix Seal)

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hand S this 29th day of November, 1993 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DOAK ALLEN JAMES, unmarried

JOHNNY MONROE JAMES

(HIS MARK)
HALTON DORRIS JAMES, unmarried

MINNIE P. JAMES

STATE OF TENNESSEE)
COUNTY OF MARSHALL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HALTON DORRIS JAMES, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LEWISBURG, this 29TH day of NOVEMBER, 1993.

Daphne Ann Clayton
Notary Public
Commission Expires: 8-3-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOAK ALLEN JAMES, JOHNNY MONROE JAMES and MINNIE P. JAMES, the grantors the within named bargainors, 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 Madison, Tn. this 29th day of Nov., 1993

James H. Hill
Notary Public

Commission expires 5/24/97

BOOK 9165 PAGE 652

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, 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 _____

93 NOV 29 PM 2:31
DAVIDSON COUNTY, TN.
REGISTER

90226

IDENTIFICATION REFERENCE

QUITCLAIM DEED

DOAK ALLEN JAMES
HALTON DORRIS JAMES
JOHNNY MONROE JAMES
MINNIE P. JAMES
AND
BENFORD WILSON JAMES and wife
CLARA B. JAMES

residence:
328 May Drive
Madison, Tn 37115

Compliments of
3315 11/29 01:01 DICASH
8.00

JAMES H. HILL
ATTORNEY AT LAW
310 GALLATIN RD. SOUTH
MADISON, TENNESSEE
37115
OFFICE 868-2626
RES. 860-4404