File By 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9379 PAGE 496

ADDRESS NEW OWNER:
Ricky Lee James and Pamela Whittaker James
4528 Woodside Circle
Old Hickory, TN 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 64-4
PARCEL 23
4D50136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George D. Ruzek and wife, Marion A. Ruzek, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ricky Lee James and wife, Pamela Whittaker James, as tenants by the entirety , 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 35, Section 1, Woodside Subdivision, as recorded in Plat Book 5050, Page 75, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to George D. Ruzek and wife, Marion A. Ruzek , by deed from James M. Heatherly and wife, Sue R. Heatherly of record in Book 6601, Page 981, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5165, Page 321, said Register's Office.

This conveyance is subject to minimum building setback line, drainage easement and utility anchor easement of record in Book 5050, Page 75, said Register's Office.

This is improved property known as 4528 Woodside Circle, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ricky Lee James and wife, Pamela Whittaker James, their heirs and assigns, forever; and we, George D. Ruzek and wife, Marion A. Ruzek 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of June, 1994.

George D. Ruzek

Marion A. Ruzek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George D. Ruzek and wife, Marion A. Ruzek the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of June, 1994.

NOTARY PUBLIC
My Commission Expires: 11/3/96

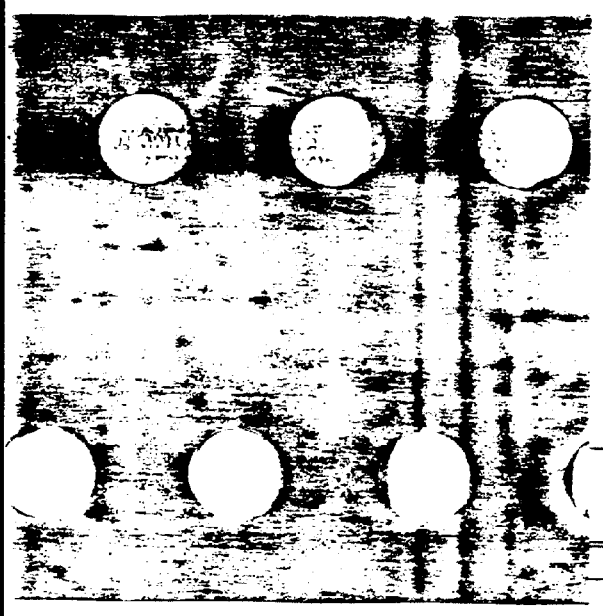
61434

IDENTIF. + REFERENCE

94 JUN 15 PM 4:05

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5506 06/15 0101 03CHECK 508.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

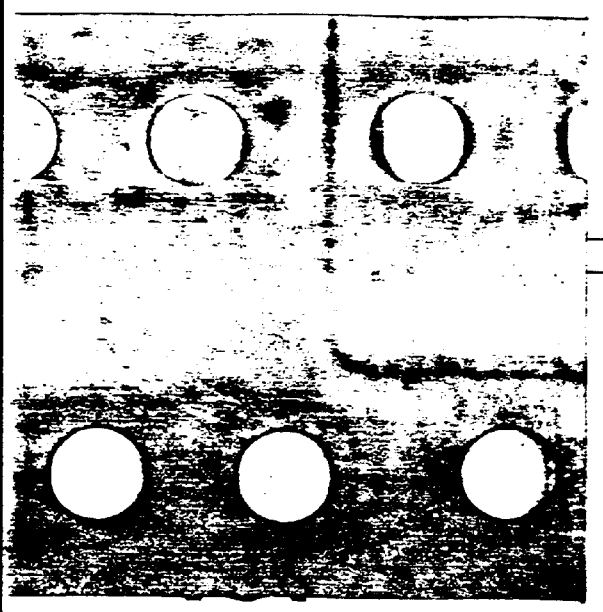
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50
06/15/94 01 16:06 0001 6506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61434
IDENTIF. ← REFERENCE

94 JUN 15 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803249