File Box 24

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

BOOK 9503 PG 727

ADDRESS NEW OWNER:
Christopher P. James and Christine H. James
572 Janice Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Great Western Bank, a Federal Savings Bank
P. O. Box 30338, Terminal Annex
Los Angeles, California 90099-0010

MAP AND PARCEL:
MAP 162-11
PARCEL 1
5DU76958

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, Wilma Joyce Sanders, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher P. James and wife, Christine H. 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 85, Plan of Subdivision for Whittemore Valley, Section Three, as recorded in Book 6250, page 550, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Wilma Joyce Sanders , by deed from Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8532, Page 125, 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 6243, Page 80, said Register's Office.

This conveyance is subject to Public Utility and Drainage Easement and Utility Anchor Easement of record in Book 6250, Page 550, said Register's Office.

This is improved property known as 572 Janice Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Christopher P. James and wife, Christine H. James, their heirs and assigns, forever; and we, Wilma Joyce Sanders, Unmarried 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.

94 OCT 27 PM 2:47
FEE
REGISTER
DAVIDSON COUNTY, TN.

03496
IDENTIF. & REFERENCE

Witness our hands this the 25th day of October, 1994.

Wilma Joyce Sanders

Wilma Joyce Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wilma Joyce Sanders, Unmarried 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 25th day of October, 1994.

Diane Mullane
NOTARY PUBLIC

DIANE MULLANE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 76,000.00.

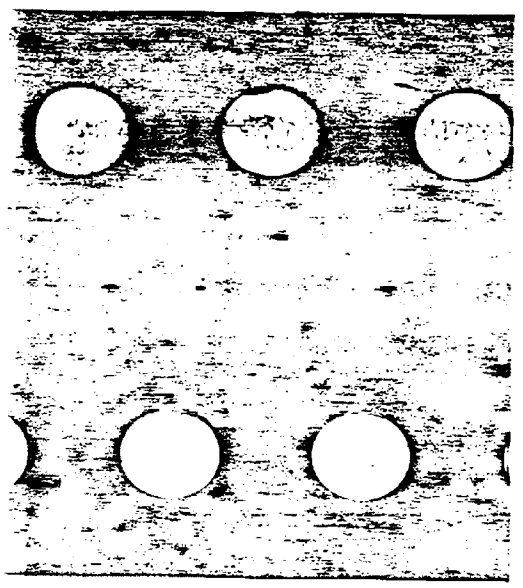
Christopher P. James
AFFIANT

Subscribed and sworn to before me this 25th day of October, 1994.

Diane Mullane
NOTARY PUBLIC
My Commission Expires: 9-21-96

DIANE MULLANE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2150 10/27 0101 03CHECK 290.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9503 PG 729

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	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	8.00
TOTAL	290.20
CHECK	290.20

10/27/94 01 14:47 0001 2150

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03496
IDENTIF. # REFERENCE

94 OCT 27 PM 2:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 848292

TENNESSEE--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT