BOOK 9521 PG 136

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Larry C. James, Jr., et ux 6319 Clarksville HWY. Joelton, TN 37080	Third National Bank P.O. Box 305110 Nashville, TN 37219-5110	Map # 21 Par # 239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Larry C. James, Jr.
Affiant

SWORN TO AND SUBSCRIBED before me this the 14th day of November 1994.

Elizabeth L. Bernard
Notary Public

My Commission Expires: 11/22/97

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, LANCE BRACY, Executor of the Estate of HOWARD ANDERSON BABB, a/k/a HOWARD A. BABB, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto LARRY C. JAMES, JR. et ux, JANET R. JAMES, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the First Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated October 6, 1994 and known as Job No.: 940347 more particularly described as follows:

BEGINNING at an iron pin set on the southerly margin of Clarksville Highway, said point of beginning being the Northeast corner of the herein described tract and also being the Northwest corner of the Jack Jarrad property of record in Book 8984, page 460 Register's Office for Davidson County, Tennessee; thence, with Jarrad's line South 21° 00' 00" West 342.30 feet to an existing iron pin; thence, continuing with Jarrad South 30° 30' 00" East 182.68 feet to an existing iron pin by a Cedar tree; thence, continuing with Jarrad South 31° 28' 24" East 147.11 feet to an iron pin set this survey; thence, with the line of the Ricky T. Puckett et ux property of record in Book 9004, page 662, said Register's Office; thence, with Puckett's line South 37° 52' 09" West 199.07 feet to an iron pin set; thence, South 50° 46' 21" West 369.26 feet to an iron pin set; thence, North 13° 36' 35" West 491.03 feet to a concrete monument in the line of the Allison A. Dugger property of record in Book 8268, page 568, said Register's Office; thence, with Dugger's line North 28° 03' 39" East 634.44 feet to an iron pin set on the southerly margin of Clarksville Pike; thence, with the southerly margin of Clarksville Pike South 76° 09' 07" East 183.82 feet to the point of beginning,

containing 6.79 acres more or less.

BEING a part of the same property conveyed to Howard Anderson Babb by deed from J. J. Babb et ux, Emma Anderson Babb of record in Book 4250, page 866, Register's Office for Davidson County, Tennessee. Howard Anderson Babb having since died testate on March 5, 1994 leaving a Last Will and Testament of record in Will Book 189, page 580, wherein he granted full power to sell or convey the property described herein to Lance Bracy, Executor.

This is improved property, known as 6319 Clarksville HWY., Joelton, Davidson County, TN 37080.

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, successors and assigns forever, and the said Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for easements of record in Book 1357, page 70, and Book 2638, page 429, Register's Office for Davidson County, Tennessee.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14 day of November 1994.

Lance Bracy, Executor

Howard Anderson Babb Estate

4195 11/15 0101 03CHECK 305.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LANCE BRACY, Executor, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 14 day of November 1994.

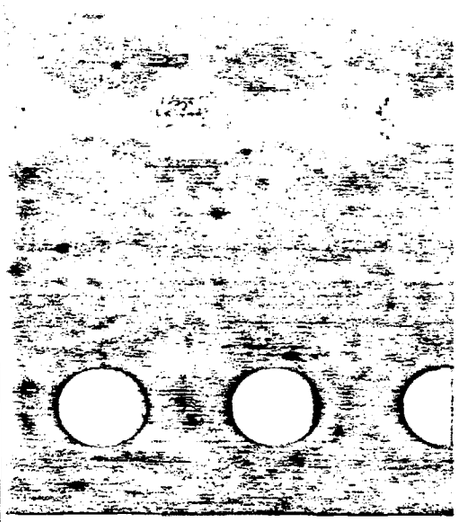
Notary Public

My Commission Expires: 11-22-97

94 NOV 15 PM 3:50
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
09107

C:\HMB\REAL\BABB.WD\1410-1025



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

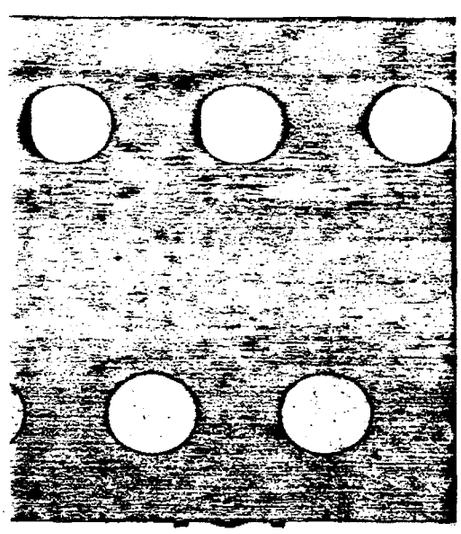
RECEIVED OF _____

FOR _____

BOOK 9521 PG 138

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 80000.00
CON TX 296.00
PRFEE 1.00
~~UFEE 8.00~~
~~TOTAL 305.00~~
CHECK 305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/94 01 15:50 0001 4195

09107
IDENTIF. & REFERENCE

94 NOV 15 PM 3:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 854272