William L. James

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

TO:
James Freeman and wife,
Virginia W. Freeman
216 Wesley Court
Nashville, TN. 37209

MAP: 91-15-0

PARCEL: 243

Lot #817
Block #113

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00) of which $10,000.00 has been paid in cash and for the balance the grantees have assumed the unpaid balance and other obligations of a note payable to the order of Betty H. Carney, Trustee, in the original principal amount of $29,500.00 (with a balance now said to be $27,305.73) secured by and more particularly described in the deed of trust of record in Book 8812 at page 240 in the Register's Office of Davidson County, Tennessee, and have further executed their note in the principal amount of $12,694.27 payable to the order of Grantor which is secured by and more particularly described in the deed of trust executed and recorded simultaneously herewith, the receipt and sufficiency of all of which are hereby acknowledged, I, William L. James, unmarried, Grantor herein; has bargained and sold and by these presents do convey unto James Freeman and wife, Virginia W. Freeman, Grantees herein, their heirs and assigns, the following described property:

LAND in Davidson County, Tennessee, being Lot No. 817 in Block 113, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee.

Said lot fronts 25 feet on the north side of Charlotte Avenue and extends back northwardly between parallel lines 150 feet to an alley in the rear, being a part of the property conveyed to the First Savings Bank & Trust Co., by deed of the State Bank & Trust Co., of record in Book 460, page 264, Register's Office of Davidson County, Tennessee.

AND BEING the same property conveyed to William L. James by deed from Betty H. Carney, Trustee, of record in Book 8812, page 236, Register's Office for Davidson County, Tennessee.

William L. James and William L. James, Jr. are one and the same person.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise set forth herein. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 30th day of December, 1994.

William L. James
WILLIAM L. JAMES

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, WILLIAM L. JAMES, the within named 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, at office this the 30th day of December, 1994.

Diane Lang
NOTARY PUBLIC

My Commission Expires: 6-16-98

PICK-UP

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

James Freeman
James Freeman

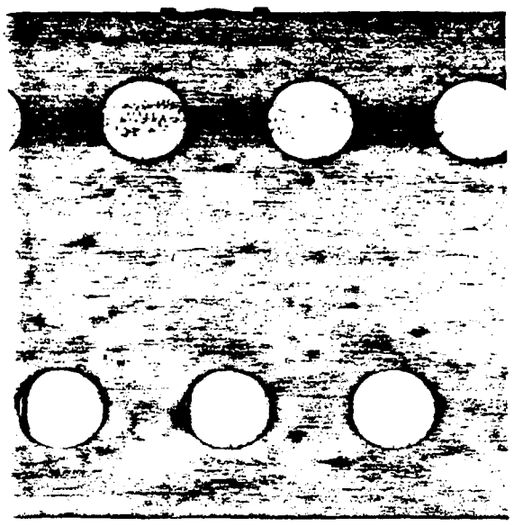
SWORN to and subscribed before me this the 23 day of December, 1994.

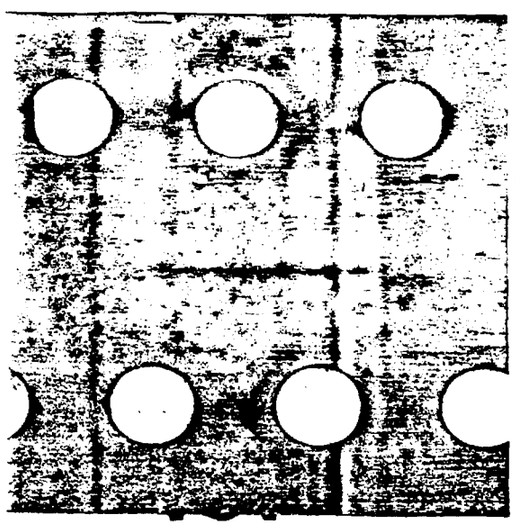
Diane Lang
NOTARY PUBLIC

My Commission Expires: 6-16-98

21654
IDENTIFICATION REFERENCE

94 DEC 30 PM 12:30 DEED BOOK





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

RECEIVED OF _____

FOR _____

BOOK 9560 PG 42

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

12/30/94 01 12:56 0001 7946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21654
IDENTIF. & REFERENCE

94 DEC 30 PM 12:57
REGISTER
DAVIDSON COUNTY, TN.

No. 867831