BOOK 9593 PG 796

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

DEBORAH F. JAMES AND HUSBAND,
RONALD JAMES
6259 Kenwood DR
Goodlettsville, TN 37072.

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 43-16, PARCEL 106

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $8,500.00.

x Deborah F. James
AFFIANT
Subscribed and sworn to me, this the 9 day of FEBRUARY, 1995.

Denise C. Allen
Notary Public
My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

95 FEB 13 AM 9:28
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

33656
IDENTIF. # REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, MARY ELIZABETH JONES, FORMERLY MARY ELIZABETH HATCHER, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said DEBORAH F. JAMES AND HUSBAND, RONALD JAMES, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1204 London Bridge Rd., Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 9 day of FEBRUARY, 1995.

Mary Elizabeth Jones
MARY ELIZABETH JONES

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ELIZABETH JONES, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 9 day of FEBRUARY, 1995.

Notary Public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Lot No. 54 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John H. Hatcher and wife, Mary Elizabeth Hatcher, by Installment Deed from Kingsway Greens of America, Inc., of record in Book 4367, page 422, Register's Office for Davidson County, Tennessee, the said John H. Hatcher having since died on October 26, 1973, the property vested solely in his widow, Mary Elizabeth Hatcher, the Grantor herein.

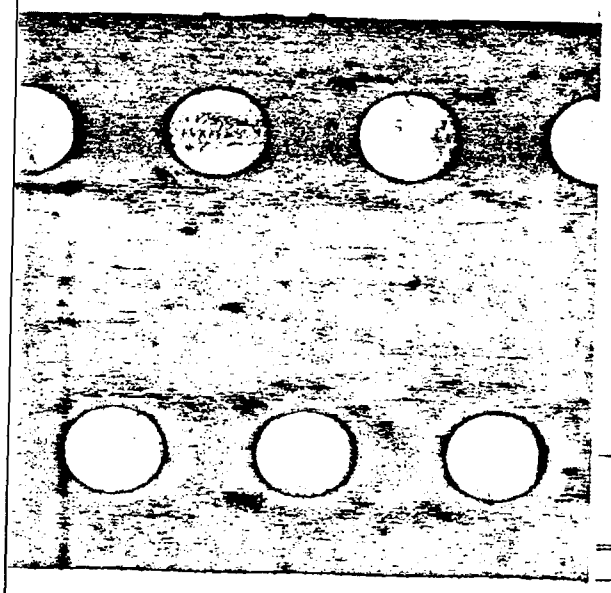
EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 3842, page 838, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Restrictive covenants contained in instrument of record in Book 4270, page 421 and Book 4280, page 68, said Register's Office.

1135 02/12 11:01 03CHECK 44.45



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

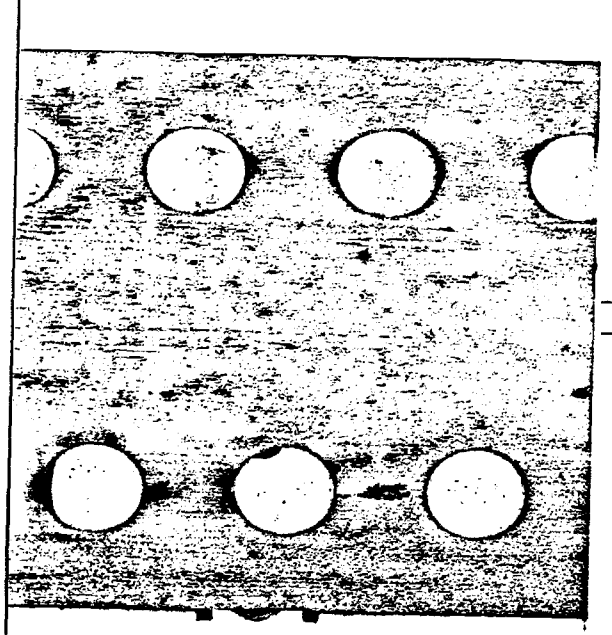
RECEIVED OF _____

FOR _____

BOOK 9593 PG 799

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	8500.00
CON TX	31.45
PRFEE	1.00
WDEED	12.00
TOTAL	44.45
CHECK	44.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1195

33656
IDENTIF. # REFERENCE

95 FEB 13 AM 9:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 880901