BOOK 9808 PG 282

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R4665

MAP/GROUP/PARCEL
018-16-0-101.00

NEW OWNER'S NAME AND ADDRESS:
Ralph M. James and wife,
Sharon M. James
439 North Main Street
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
Ralph M. James and wife, Sharon M. James
P.O Box 265
Goodlettsville, TN 37070-0265

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Emma Jenkins, a single woman, hereinafter called Grantor, do hereby transfer and convey unto Ralph M. James and wife, Sharon M. James, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee,

BEING Lot No. 16 on the map of Jas. M. Phipps' Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for said County. Said Lot No. 16 fronts 109 1/2 feet on the easterly side of Main Street or Louisville and Nashville Turnpike, and runs back 266-2/3 feet on the southerly line and 275 1/2 feet on the northerly line with the southerly margin of Lindbergh Avenue to an alley and measures 104-3/4 feet thereon, excepting therefrom that part of said lot taken off the front for highway purposes.

BEING the same property conveyed to George R. Jenkins and wife, Emma Jenkins herein by deed of record in Book 2910, Page 579, Register's Office for Davidson County, Tennessee.

George R. Jenkins is now deceased, and at the time of his death was the husband of Emma Jenkins.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Emma Jenkins
Emma Jenkins

95 SEP 27 PM 1:35
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0105764
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Emma Jenkins with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 18th day of September, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $120,000.00.

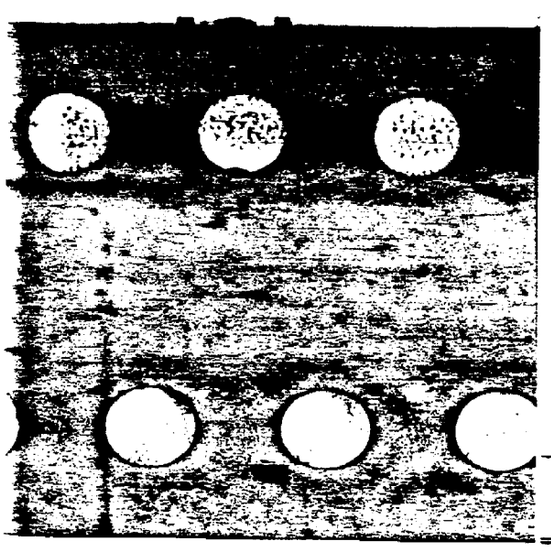
AFFIANT

Sworn to and subscribed before me, this the 18th day of September, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98

9924 09/27 0101 03CHECK 453.00



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

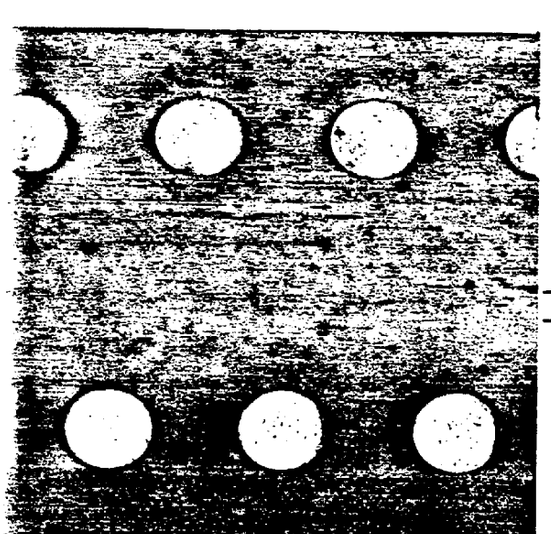
RECEIVED OF _____

FOR _____

BOOK 9808 PG 284

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 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/95 01 13:37 0001 9924

0105764
IDENTIF. ↑ REFERENCE

95 SEP 27 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 958732