This Instrument Prepared By:
JOHN P. BROWN, III, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076
PH: (615) 883-4998
(From information furnished by others)

ADDRESS NEW OWNER:
WILLIAM L. JAMES
5120 Hunter's Point Lane
Hermitage, TN 37076

BOOK 9985 PG 780

SEND TAX BILLS:
SAME

MORTGAGEE:
AEDC FEDERAL CREDIT UNION
1611 No. Jackson
Tullahoma, TN 37388

MAP AND PARCEL:
Map: 98-05
Parcel: 164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Linda K. Swift, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William L. James, a single person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 6-B on the Plan of Hunter's Point Subdivision, Zone Lot Division of Lots 4, 5, 6, and 43, of record in Book 6200, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Linda K. Swift, by Quitclaim Deed dated November 30, 1990, from William L. James, of record in Book 8901, Page 496, Register's Office for Davidson County, Tennessee.

This is improved property known as 5120 Hunter's Point Lane, Hermitage, TN, 37076.

This conveyance is made subject to all zoning ordinances, restrictions, and easements of record, or which a visual inspection of the property would reveal. Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantee.

As a portion of the consideration for this conveyance, as evidenced by Grantee's acceptance of this Deed and his signature hereinafter below, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantor harmless from any further or future

liability associated with, the existing first mortgage indebtedness on the subject property owed to AEDC Federal Credit Union, commencing with the payment due on March 1, 1994, and which mortgage indebtedness is evidenced by an instrument of record in Book 8147, Page 391, Register's Office for Davidson County, Tennessee. Any escrow account relating to the indebtedness being assumed by Grantee is transferred to the said Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I, Linda K. Swift, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witness my hand this the 24 day of March, 1994.

Linda K. Swift
LINDA K. SWIFT, Grantor

William L. James
WILLIAM L. JAMES, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda K. Swift and William L. James, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they and each of them executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 24th day of March, 1994.

Susan M. Lewis
NOTARY PUBLIC

My Commission Expires: 5-25-96

BOOK 9965 PG 782

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 9-18-99

TANYA L. FACEMIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PICK-UP

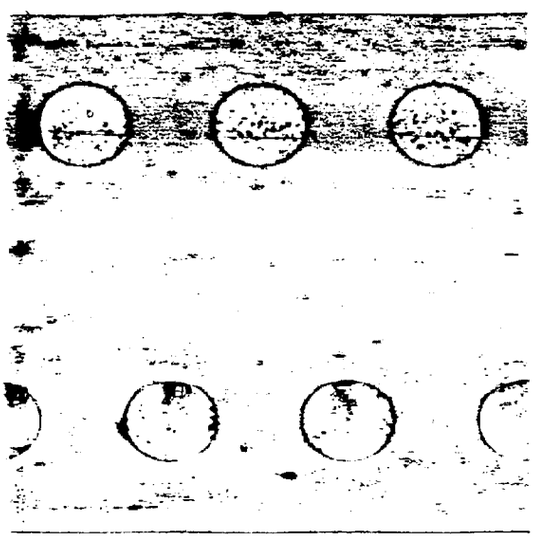
95 NOV 22 AM 10:25

DAVIDSON COUNTY, TN.

0125344

IDENTIFICATION REFERENCE

0977 11/22 0101 03CHECK 16-70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9865 PG 783

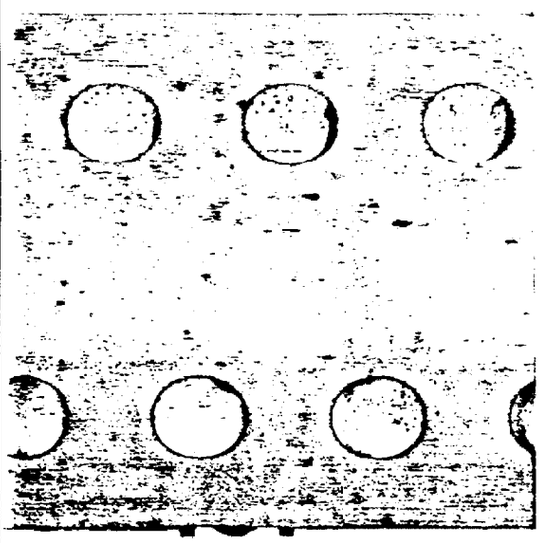
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1000.00
CON TX 3.70
PRFEE 1.00
WDEED 12.00
TOTAL 16.70
CHECK 16.70

11/22/95 01 10:26 0001 0977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0125344
IDENTIFICATION REFERENCE

95 NOV 22 AM 10:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 979512