0227932

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

96 SEP 23 AM 10: 14

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Henry M. James, Jr. **Lot 18, Tosha's Court** **Nashville, TN 37218**	***To Mortgagee***	**70-2-113** BOOK 10198 PG 926

MORTGAGEE:
Suntrust Bank, Nashville, N. A.
P. O. Box 305110, 7th Floor
Nashville, TN 37230-5110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $91,000.

Henry James Jr
Affiant

Subscribed to and sworn before me this 20th day of September, 1996.

Notary Public

My Commission Expires: March 25, 2000

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of Ninety-One Thousand Dollars ($91,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CARDINAL CONSTRUCTION, INC., the Grantor herein, this day bargained and sold, and does hereby transfer and convey unto HENRY M. JAMES, JR. and wife, GWENDOLYN FAY JAMES, the Grantee herein, their heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Tosha's Court Section Three of record in Book 9700, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Audie J. Johnson by deed from William A. Thomas and wife, Gayla B. Thomas of record in Book 9504, page 93, said Register's Office. Also being the same property conveyed to Cardinal Construction, Inc. by quitclaim deed from Audie J. Johnson of record in Book 10198, page 924, said Register's Office.

This is improved real property known as Lot 18, Tosha's Court, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their heirs, personal representatives, successors and assigns forever. The Grantor covenants with the said Grantee that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered.

The Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 20th day of September, 1996.

CARDINAL CONSTRUCTION, INC.

By: _____
AUDIE J. JOHNSON

Title: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

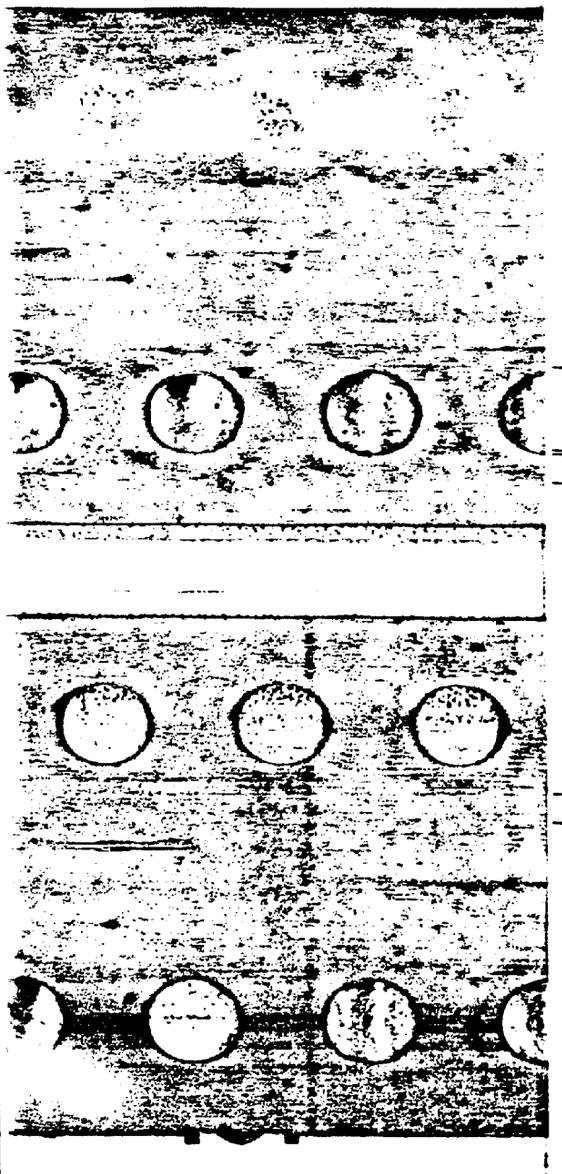
Before me, EVA M. LEMEH, a Notary Public in and for said County and State, personally appeared AUDIE J. JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the President of CARDINAL CONSTRUCTION, INC., the within named bargainor, a corporation, and that he as the President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as the President of the corporation.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 20th day of September, 1996.

_____
Notary Public

My Commission Expires: March 25, 2000

1347 09/23 0101 03CHECK 345-70



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

RECEIVED OF _____

FOR _____

BOOK 10198 PG 928

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 91000.00
				CON TX 336.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 345.70
				CHECK 345.70
09/23/96	01			10:16 0001 1347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227932
IDENTIF. # REFERENCE

96 SEP 23 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033758