BOOK 10420 PG 116

50-C

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF April 19 97 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. James (NAME)	Chase Manhattan Mortgage (NAME)	104-15-169
2219 Blair Blvd. (ADDRESS)	1901 Roxborough Road, Ste 300 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kathryn Runyeon Young and husband, Peter A. Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. James and wife, Veronica S. James

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the easterly 50 feet of the westerly 126 1/4 feet of Lot No. 99 on the Plan of Sunset Park, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 99 fronts 50 feet on the southerly side of Blair Boulevard and runs back between parallel lines, 159 feet, more or less, to the northerly line of Lot No. 62 on said plan.

BEING the same property conveyed to Kathryn Runyeon, an unmarried person, by deed from Deborah K. Ingram, an unmarried person, of record in Book 8360, page 61, Register's Office for Davidson County, Tennessee.
Kathryn Runyeon is now Kathryn Runyeon Young.

Pater A. Young, spouse of Kathryn Runyeon Young joins in this conveyance to relinquish any and all marital interest in the property.

This conveyance is made together with all the rights, benefits and other matters contained in the easement created by the Order of record in Book 6566, page 279, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2219 Blair Blvd., Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~XXXXX~~ our hand s this 15th day of April 19 97

Kathryn Runyeon Young

Peter A. Young

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn Runyeon Young and husband Peter A. Young

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 19 97.

Commission expires 5-5-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

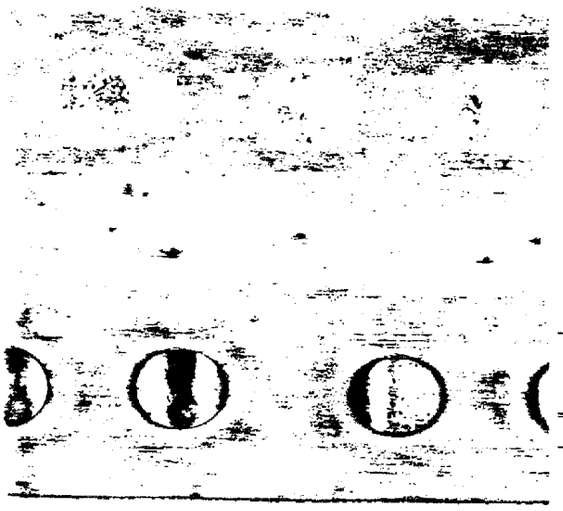
Notary Public

IDENTIF. & REFERENCE

0295360

0536 04/17 0101 03CHECK

636-15





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

RECEIVED OF _____

FOR _____

BOOK 10420 PG 118

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	169500.00
CON TX	627.15
PRFEE	1.00
WDEED	8.00
TOTAL	636.15
CHECK	636.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0536

0295360
IDENTIF. # REFERENCE

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No.1140694