[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Dana Hunter James	[NationsBanc Mortgage	[ ]
[Cornelia T. James	[Corp.	[Map 128-14]
[8041 Esterbrook Drive	[P.O. Box 105076	[Parcel 66]
[Nashville, TN 37221	[Atlanta, GA 30348-5076	[ ]

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]

WARRANTY DEED

BOOK 10516 PG 649

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Nelson J. Gammans and wife, Theodora D. Gammans, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Dana Hunter James and wife, Cornelai T. James, (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the Ninth (9th) Civil District of Davidson County, Tennessee, being Lot No. 82 on the Map of Harpeth Park, Section 2, as of record in Book 3700, page 58, Register's Office for said county.

Said Lot No. 82 fronts 87 feet on the southerly side of Saterbrook Drive and extends back 201.85 feet on the westerly line and 189.07 feet on the easterly line to a line in the rear measuring 102.76 feet thereon.

Being the same property conveyed to Nelson J. Gammans and wife, Theordora D. Gammans by Warranty Deed from Scott Powell Birmingham of record in Book 7547, page 834, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 8041 Esterbrook Drive, Nashville, Tennessee 37221.

[STATE OF TENENSSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer is $127,900.00.
[
[_____ Affiant
[Subscribed and sworn to before me this
[30th day of June, 1997
[
[_____ Notary Public
[
[My Commission Expires: 11/30/97

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 1997.

Nelson J. Gammans

Theodora D. Gammans

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 **Nelson J. Gammans and wife, Theodora D. Gammans**, the bargainors, 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 30th day of June, 1997.

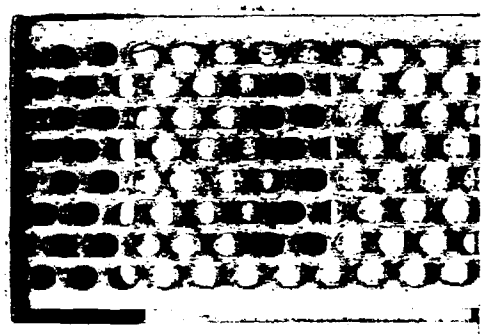
NOTARY PUBLIC

My Commission Expires: 1-24-98

0322715
IDENTIF. & REFERENCE

97 JUL -3 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0550 07/03 0101 03CHECK 482-23



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

RECEIVED OF _____

FOR _____

BOOK 10516 PG 651

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

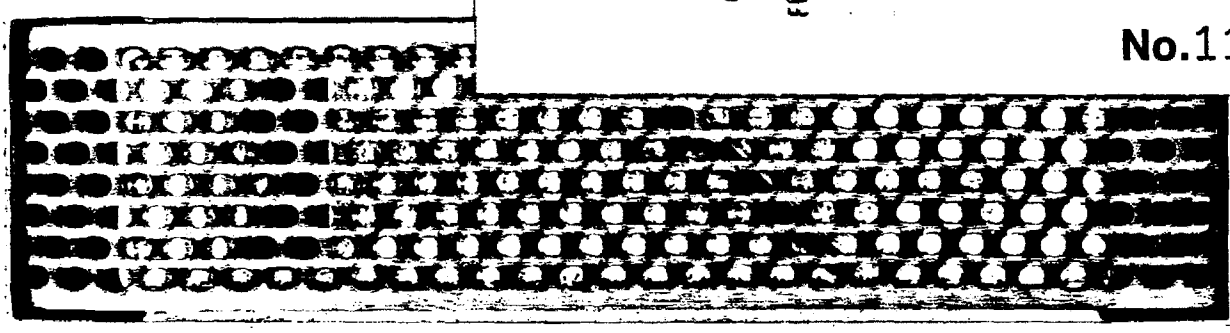
CAMT 127900.00
CON TX 473.23
PRFEE 1.00
WDEED 8.00
TOTAL 482.23
CHECK 482.23

07/03/97 01 10:27 0001 0550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03227I5
IDENTIF. & REFERENCE

97 JUL -3 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No.1170326