18

BOOK 10582 PG 389

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **August, 1997** between MORRIS L. WEBB, A MARRIED MAN, and L. SHANE WEBB, HIS WIFE, GRANTORs, and DEBORAH F. JAMES and RONALD JAMES, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MORRIS L. WEBB, A MARRIED MAN, and L. SHANE WEBB, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DEBORAH F. JAMES and RONALD JAMES, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 116 SANDHURST DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

L. SHANE WEBB, wife of the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

THE HEREIN CONVEYANCE includes the transfer of ownership in a 1992 Belmont Premier 14x70, VIN# TN5B92147050N4784

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Morris L Webb
MORRIS L. WEBB
Signature of Seller

L. Shane Webb
L. SHANE WEBB
Signature of Seller

034 1807
IDENTIF. ↑ REFERENCE

97 AUG 27 AM 10:59
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

1428 08/27 0101 03CHECK 68.50

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MORRIS L. WEBB, A MARRIED MAN, and L. SHANE WEBB, HIS WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **August, 1997.**

Denise C. Allis

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DEBORAH F. JAMES and RONALD JAMES, HUSBAND AND WIFE
6259 Kenwood Dr
Goodlettsville Tn 37072

Property Address:

116 SANDHURST DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME
6259 Kenwood Dr.
Goodlettsville TN 37072

Map & Parcel #: MAP 43-16, PARCEL 121

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$15,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Deborah F. James

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **August, 1997.**

Denise C. Allis

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 109 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to MORRIS L. WEBB and wife, TAMMY R. WEBB, by Deed from BILLY HOWARD HUGHES, UNMARRIED, of record in Book 7757, page 148, Register's Office for DAVIDSON County, Tennessee. THE SAID MORRIS L. WEBB and TAMMY R. WEBB having since divorced by Final Decree of Divorce filed in the Circuit Court for Davidson County, Tennessee, Docket No. 89D-3572, and pursuant to said Final Decree of Divorce, Tammy L. Webb, now Tammy L. Webb Kershaw, conveyed all of her right, title and interest in and to said property to Morris L. Webb, by Quitclaim Deed of record in Book 10583 page 387, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable.
2. All matters as set forth on the Plan of record in Plat Book 3842, page 227, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 4280, Page 68, Register's Office for DAVIDSON County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

08/27/97 01 10:59 0001 1428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341807
IDENTIF. # REFERENCE

97 AUG 27 AM 10:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1190941