Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1358

WARRANTY DEED

BOOK 10628 PG 561

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy J. Bower,** unmarried , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan L. James,***, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

* and wife, Nancy S. James

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of Donelson Heights, as of record in Book 1424, Page 35, Register's Office for said County.

Said Lot No. 57 fronts 85 feet on the southerly side of Hasting Road and runs back 211 feet on the easterly line and 211.14 feet on the westerly line to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Frederick H. Bower, Jr. and wife Dorothy J. Bower of record in Book 3930, page 551 RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0354242
IDENTIF. & REFERENCE

97 OCT -1 AM 11:2
FELIX Z.
REGISTER
DAVIDSON COUNTY, TN

4760 10/01 0101 03CHECK 315.73

This is improved property, known as: 2808 Hastings Road, Nashville, TN 37214

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of September, 1997

Dorothy J Bower

Dorothy J. Bower

BOOK 10628 PG 562

State of Tennessee)
County of Davidson)

On this the 25th day of September, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Dorothy J. Bower and** , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/23/98

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$82,900.00**.

Affiant

Sworn and subscribed before me on this the 25th day of September, 1997.

Notary Public

My Commission Expires: 5/23/98

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Alan L. James	NationsBanc Mortgage	96-6-138
2808 Hastings Road	2059 Northlake Parkway	
Nashville, TN 37214	Tucker, GA 30084	

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

RECEIVED OF _____

FOR _____

BOOK 10628 PG 563

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 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 8.00
TOTAL 315.73
CHECK 315.73

10/01/97 01 11:23 0001 4760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0354242
IDENTIF. # REFERENCE

97 OCT -1 AM 11:21
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 1204117