18 B

BOOK 11149 PAGE 625

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 **5th** day of **October, 1998** between COMER FERRELL and ALICIA F. FERRELL, HUSBAND AND WIFE, GRANTORs, and DEBORAH F. JAMES and RONALD P. JAMES, WIFE AND HUSBAND, 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, COMER FERRELL and ALICIA F. FERRELL, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DEBORAH F. JAMES and RONALD P. JAMES, WIFE AND HUSBAND, 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 1136 BUBBLING WELL ROAD, 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.

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

BY: Comer Ferrell
COMER FERRELL Signature of Seller

Alicia F. Ferrell
ALICIA F. FERRELL

0497867
IDENTIF. ↑ REFERENCE

98 OCT -8 PM 12:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1386 10/08 0101 03CHECK
140.80

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, COMER FERRELL and ALICIA F. FERRELL, HUSBAND AND 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 **5th** day of October, 1998.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

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

Property Address:

1136 BUBBLING WELL ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-15, PARCEL 221

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 **$34,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **October, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

Being Lot No. 83 on the Kingsway Green Subdivision in a plat of which is of record in Book 3842 at page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

A 1977 KAJU Mobile Home #KTN760190 is a permanent part of said real estate.

BEING the same property conveyed to COMER FERRELL and ALICIA F. FERRELL, HUSBAND AND WIFE, by Warranty Deed from DALE S. AND LISA G. TURNER, of record in Book 9751, page 678, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years not yet due and payable (MAP 43-15, PARCEL 221, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF $60.50).

2. All matters as set forth on the Plan of record in Plat Book 3842, page 227, said Register's Office, which plan includes a 30-foot minimum building setback line from Bubbling Well Road and a 10-foot public utility and drainage easement along the rear lot line.

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 34000.00
CON TX 125.80
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
CFEE 2.00
TOTAL 140.80
CHECK 140.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/08/98 01 12:41 0001 1386

0497867
IDENTIF. & REFERENCE

98 OCT -8 PM 12:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356636