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Box 1

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $137,000.00. Affiant Subscribed and sworn to before me, this 26th day of October, 1998. Notary Public My Commission Expires: My Commission Expires 2-19-2002

NOTARY PUBLIC AT LARGE HARTFORD CO.

Address New Owner As Follows:
Keith E. James and wife,
Wendy S. James
7205 Belle Chasse Drive
Nashville, TN 37221

Send Tax Bills To:
~~Prime Lending~~
Owner

Map-Parcel Number:
155-03-0A-033.00C0
9D 68523

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY JO CANAVESI, NOW STAUFFER, AND HUSBAND, RICHARD EARL STAUFFER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KEITH E. JAMES AND WIFE, WENDY S. JAMES,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Rolling River Estates, Section 1, of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Jo Canavesi, by deed from Lance H. Call and wife, Marianne Call, of record in Book 9450, page 721, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 689; By-Laws of record in Book 4892, page 679; and Charter for Rolling River Estates, Inc., of record in Book 4892, page 671, as amended in Book 8276, page 552, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 4860, page 27, Register's Office for said County.

This is improved property known as 7205 Belle Chasse Drive, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 26th day of October, 1998.

Mary Jo Canavesi Stauffer

Richard Earl Stauffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY JO CANAVESI STAUFFER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of October, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

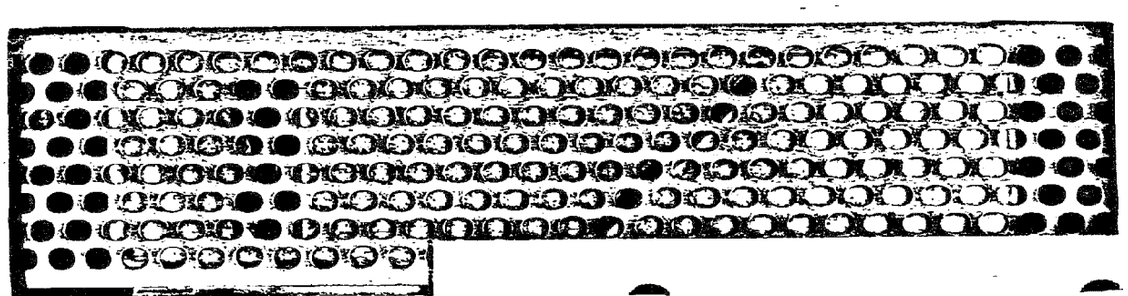
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD EARL STAUFFER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of October, 1998.

Notary Public

My Commission Expires: 11/27/99

0508156
IDENTIF. → REFERENCE
98 NOV -4 AM 11:08
REGISTER
DAVIDSON COUNTY, TN.
2370 11/04 0101 03CHECK 521.90



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

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RECEIVED OF _____

FOR _____

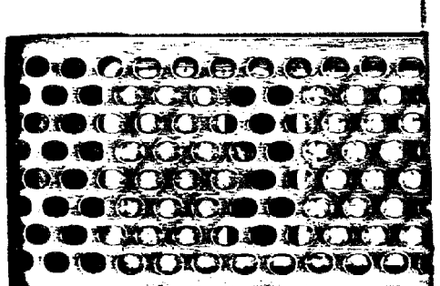
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 137000.00
CON TX 506.90
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 521.90
CHECK 521.90

11/04/98 01 11:08 0001 2370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0508156
IDENTIF. ◄ REFERENCE

98 NOV -4 AM 11:08

REGISTER
DAVIDSON COUNTY, TN.

No. 1367511