1813

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

BOOK 11191 PAGE 500

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **November, 1998** between SHEILA R. AUSTIN, FKA SHEILA R.MARTIN, A MARRIED WOMAN, and ARTHUR WAYNE AUSTIN, HER HUSBAND, GRANTORs, and DEBORAH FAYE JAMES, A MARRIED WOMAN, GRANTEE.

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, SHEILA R. AUSTIN, FKA SHEILA R.MARTIN, A MARRIED WOMAN, and ARTHUR WAYNE AUSTIN, HER HUSBAND, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DEBORAH FAYE JAMES, A MARRIED WOMAN, hereinafter referred to as GRANTEE, his/her 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 all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 1205 LONDON BRIDGE ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE 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".

ARTHUR WAYNE AUSTIN, husband of SHEILA R. AUSTIN, FKA SHEILA R.MARTIN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her 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: Sheila R Austin
SHEILA R. AUSTIN, FKA SHEILA R.MARTIN
Signature of Seller

Arthur Wayne Austin
ARTHUR WAYNE AUSTIN

98 NOV -5 PM 1:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0508923
IDENTIF. ← REFERENCE

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHEILA R. AUSTIN, FKA SHEILA R.MARTIN and HER HUSBAND, ARTHUR WAYNE AUSTIN,** the within named 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, at office, this **2nd** day of **November, 1998.**

Denise C. Allen
Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DEBORAH FAYE JAMES, A MARRIED WOMAN
6259 Kenwood Drive
Goodlettsville Tn 37072

Property Address:

1205 LONDON BRIDGE ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-16, PARCEL 81

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 **$13,000.00** 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 Faye James
Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **November, 1998.**

Denise C. Allen
Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/28/2000

RETURN TO:

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

3154 11/05 0101 03CHECK

63.10

EXHIBIT 'A'

BEING Lot No. 30 in the Kingsway Greens Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete detail of legal description.

BEING the same property conveyed to SHEILA R. MARTIN by Deed from JOHN H. AND TAWANDA J. HYDER, SR., of record in Book 5949, page 392, 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 43-16, PARCEL 81, 1997 REAL PROPERTY TAXES ARE PAID IN FULL).

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 LONDON BRIDGE Road and a 25-foot public utility and drainage easement along the northern lot line.

3. Restrictive Covenants recorded in Deed Book 4270, Page 461, as amended in 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 13000.00
				CON TX 48.10
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 63.10
				CHECK 63.10
			11/05/98 01	13:07 0001 3154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508923
IDENTIF. & REFERENCE

98 NOV -5 PM 1:00
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368288