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STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $80,300.00

Christy Keller
Affiant

Subscribed and sworn to before me, this 23rd day of November, 1998.

My commission expires: 5/20/02

Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
101 AILEEN CT ANTIOCH, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 149-2/8.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

PATRICIA ANN JAMES AND ALICE F. BRADSHAW

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

THOMAS JAMES

6973 12/31 0101 03CHECK 303-11

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TN, BEING LOT 7 ON THE PLAN OF COTTAGE HILL SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 83, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA ANN JAMES AND ALICE F. BRADSHAW BY WARRANTY DEED FROM MILDRED JOYCE FARRIS ROBINSON DATED JUNE 6, 1988 AND RECORDED IN BOOK 7565, PAGE 187, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 101 AILEEN CT, ANTIOCH, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 DEC 31 AM 10:22
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
05311279

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of November, 1998.

Patricia A. James

Alice F. Bradshaw

State of Tennessee
County of Davidson

On this 23rd day of November, 1998, before me personally appeared Patricia A. James and Alice F. Bradshaw to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

5/20/02

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11276 PAGE 77

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAPT $6750.00
CON TX 297.11
PRFEE 1.00
MISC 5.00
CFEE 2.00
TOTAL $6755.11
TEND $6755.11

12/31/98 01 DC 15 11 : 0973

05311279
IDENTIF. # REFERENCE

98 DEC 31 AM 10:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS NOTE
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404280