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THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16504
File Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 24th day of June 1999

Notary Public

My Commission Expires:

My Commission Expires SEPT. 23, 2001

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS HUGH A. JAMES	AMSOUTH BANK	MAP 104-6-D
3101-B Wellington Avenue	2050 Parkway Office Circle	PARCEL 1.00CO
Nashville, Tennessee 37212	Hoover, Alabama 35244	FB# 21W5932

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ARTHUR C. BUTTERS AND WIFE, ANNA M. BUTTERS AND ANNA MARIE BUTTERS TANNER AND HUSBAND, GORDON TANNER, WHO JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE *, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HUGH A. JAMES AND WIFE, LAURA L. JAMES, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3101-B Wellington Ave., Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 1999.

Arthur C. Butters by Anna Butters Tanner
ARTHUR C. BUTTERS
BY ANNA BUTTERS TANNER AS ATTORNEY-IN-FACT

Anna M. Butters by Anna Butters Tanner
ANNA M. BUTTERS
BY ANNA BUTTERS TANNER AS ATTORNEY-IN-FACT

Anna Marie Butters Tanner
ANNA MARIE BUTTERS TANNER

Gordon Tanner
GORDON TANNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

REIB 06/29 0101 03CHECK 532.63

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ANNA MARIE BUTTERS TANNER AND GORDON TANNER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June 1999

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARDEED

*PURPOSE OF CONVEYING ANY INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY VIRTUE OF HIS MARRIAGE TO THE SAID ANNA MARIE BUTTERS TANNER.

My Commission Expires SEPT. 23, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Anna Butters Tanner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Arthur C. Butters and Anna M. Butters and is authorized by the said Arthur C. Butters and Anna M. Butters to execute this instrument on their behalf.

Witness my hand, at Office, this 24th day of June, 1999.

Notary Public

My Commission Expires:

GEORGE E. MUDD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1 on the Plan of Revised Condominium Site Plan for Wellington Place of record in Plat Book 5200, page 488, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Place, a horizontal property regime established by Master Deed and By-Laws of record in Book 5994, page 119 rerecorded in Book 5999, page 356, said Register's Office.

Being the same property conveyed to Arthur C. Butters and wife, Anna M. Butters and Anna Marie Butters, unmarried, as joint tenants with the right of survivorship by deed from Jacqueline Breeding McCord of record in Book 8527, page 441 rerecorded in Book 8536, page 440, said Register's Office. The said Anna Marie Butters having since married.

This conveyance is made subject to: (1) Taxes for 1999 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5994, page 119 rerecorded in Book 5999, page 356; (3) Charter of record in Book 5999, page 247; (4) All matters appearing on the plan of record in Plat Book 5200, page 488, Register's Office for Davidson County, Tennessee.

060549 3
"IDENTIF. & REFERENCE
99 JUN 29 PM 3:16
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

060549 3
IDENTIF. & REFERENCE

99 JUN 29 PM 3:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
139900.00
CON TX 517.63
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 532.63
CHECK 532.63
06/29/99 01 15:22 0001 5818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484286