WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 99

NOTARY PUBLIC LARGE DAVIDSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANN JAMES	Ann James	MAP 43-10A
(NAME) 555 NORTH DUPONT AVENUE	(NAME) 120 Scenic View	PARCELS 12,13,10
(ADDRESS) MADISON, TENNESSEE 37115	(ADDRESS) Old Hickory, TN 37138	21,18,2,3,41
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JACK DAVIS, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN JAMES AND RICHARD L. ESCUE, UNMARRIED PERSONS, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A-2 (210), A-4 (211), A-6 (208), A-13 (307), A-15 (304), A-22 (200), A-24 (201) and B-35 (303), Madison Park Condominiums, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and amended by Book 8014, page 416, Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 5200, pages 179 thru 182, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack Davis, Jr. by deeds of record in Book 11008, page 738 (A-210); Book 10448, page 803 (A-307); Book 10397, page 961 (A-211, A-208, A-304); Book 10564, page 733 (A-200); and by Quitclaim Deed of record in Book 11568 page 578, (A-201 and B-303), all in the Register's Office for Davidson County, Tennessee.

99 JUL 12 AM 11:29
REGISTER'S OFFICE DAVIDSON CO. TN.

MAIL ENV.

INSTRUMENT # REFERENCE
06104423

unimproved ( )
This is improved (X) property, known as 555 NORTH DUPONT AVENUE, MADISON, TENNESSEE 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 30th day of June 19 99

Jack Davis Jr.

JACK DAVIS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACK DAVIS, JR., UNMARRIED

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 30th day of June, 19 99

Commission expires January 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

LEGAL GUIDE TO REAL ESTATE 59-2-602

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11568 PAGE 583

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

06104423

INDEXING REFERENCE

99 JUL 12 AM 11:29

REGISTER
DAVIDSON COUNTY, TENN.

CASH

	330500.00
CON TX	852.55
RCPTF	1.00
MORTG	8.00
CFEE	2.00
TOTAL	863.55
CHECK	863.55

07/12/99 01 11:31 0002 1142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1489493