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

FTEC File No. 16640
File Box 9-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August 1999

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
PAUL R. LORCZAK	TUCKER FEDERAL BANK	161-09
5438 Wakefield Drive	P.O. Box 211788	33.00
Nashville, Tennessee 37220	Augusta, Georgia 30917-1788	06DU39933

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, DAVID P. JAMES AND WIFE, FRANCES H. JAMES, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PAUL R. LORCZAK AND WIFE, JANET C. MCCABE, ("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 5438 Wakefield Drive, Nashville, TN 37220

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 2nd day of August, 1999.

DAVID P. JAMES

FRANCES H. JAMES
BY: DAVID P. JAMES, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID P. JAMES, 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 2nd day of August, 1999.

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE

Notary Public

WARDEED

03/08/2000 01:01 03CHECK 755.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID P. JAMES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said FRANCES H.JAMES and is authorized by the said FRANCES H. JAMES to execute this instrument on her behalf.

Witness my hand, at Office, this 2nd day of August, 1999.

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Hillview Estates, as of record in Plat Book 3600, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David P. James and wife, Frances H. James by deed from Michael T. Lain, unmarried of record in Book 8581, page 820, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3836, page 719; (3) Easements of record in Book 7589, page 151; (4) All matters appearing on the Plan of record in Book 3600, page 89, said Register's Office.

199902914
IBEING A REFERENCE
99 AUG -6 PM 2:13

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 915

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

99 AUG -5 PM 2:13

0621446

IDENTIF. 1 REFERENCE

MAMT
200000.00
ERR CO
MAMT
200000.00-
CAMT
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 755.00
CHECK 755.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3002

No. 1501195