086-07-0-047

BOOK 7085 PAGE 579

Send Tax Bills To:

Wachovia Mortgage Co.

PO Box 70002

Charlotte, N.C. 28272-0002

Acct: 250222-4

Prepared by:

HOWARD L. CHAMBERS
Attorney at Law
P. O. Box 8
106 Mt. Juliet Rd.
Mt. Juliet, TN 37122

Address of New Owner(s):

Lisa James

1100 Jackson's Valley Road

Hermitage, T.. 37076

Mortgagee (if any):

Map: 86-7, Group: ____, Parcel: 47
Improved x, Unimproved ____ Property

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid to the undersigned, Joey Kevin James, by Lisa Jenette James, including the assumption of the outstanding indebtedness and agreement to hold Grantor harmless therefrom and other good and valuable considerations, the receipt of which is hereby acknowledged, the said JOEY KEVIN JAMES, does hereby convey and Quitclaim unto LISA JENETTE JAMES, her heirs and assigns, all of my right, title and interest in and to the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, Page 334 and 335 and revised in Book 5972, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 31, being a corner lot, fronts 68 feet on the southerly margin of Jackson's Valley Road and fronts 70 feet on the southeasterly margin of Jackson's Hill Road, said frontages being joined by a curve measuring 39.27 feet; the easterly line of said lot extends back 95 feet and intersects the southerly line which measures 93 feet thereon.

Being the same property conveyed to Joey Kevin James and wife, Lisa Jenette James by deed of record in Book 6062, Page 553, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 16th day of December, 1986.

Joey Kevin James
JOEY KEVIN JAMES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOEY KEVIN JAMES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 16th day of December, 1986.

Notary Public

My Commission Expires: 12/28/88

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me on this the 22nd day of December, 1986.

Notary Public

My Commission Expires: 1-10-89

77653

IDENTIFI REFERENCE

Dec 30 1 23 PM '86

PEGGY Z. WILSON REGISTER
DAVIDSON COUNTY, TN.