THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
RONALD P. JAMES AND WIFE, DEBBIE JAMES	MAP 147-04, PARCEL 054.00
6259 Kenwood Dr.	
Goodlettsville Tn 37072	
SEND TAX BILLS TO:	
COUNTRYWIDE HOME LOANS, INC.	
MSN-SV22 Po Box 10221	
Van Nuys CA, 91410	

98 SEP -2 PM 2:17

0483371

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, THIS 31 DAY OF August, 1998.

Mrs. Grace Whittaker
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF Aug 1998.

Denise C. Allen
NOTARY PUBLIC

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 5/28/2000

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration) and for the express purpose of making a re-conveyance to create a TENANCY BY THE ENTIRETY in RONALD P. JAMES AND WIFE, DEBBIE JAMES, I, RONALD P. JAMES, JOINED BY MY WIFE, DEBBIE JAMES, by these presents do hereby quitclaim and convey unto Thomas E. Stewart, Trustee, his successors and assigns, all of our right, title and interest in and to certain real estate in Davidson County, Tennessee, as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 95-A on the plan of Zone Lot Division Lot 95, Beverly Height, Section Two, of record in Book 6250, page 842, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95-A fronts 52.70 feet on the northeasterly margin of Torbay Drive and extends back 243.23 feet on the northwesterly line and 272.15 feet on the southeasterly line to a dead line in the rear measuring 92.0 feet thereon.

Being the same property conveyed to Ronald P. James and wife, Patsy Faye James, by Warranty Deed from Walter Ryan Unger, of record in Book 7340, page 397, Register's Office for Davidson County, Tennessee. The said Ronald P. James and wife, Patsy Faye James subsequently divorced and Patsy Faye James quitclaimed her interest in and to said property to Ronald P. James by Quitclaim Deed of record in Book 8203, page 565, said Register's Office. Ronald P. James subsequently married Debbie James.

This is improved property known as 4810-A Torbay Drive, Nashville, TN 37211.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And Now, I, the said Thomas E. Stewart, Truustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Ronald P. James and wife, Debbie James, as tenants by the entirety, their successors, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have set our hands and seals on this 31 day of August, 1998.

RONALD P. JAMES

DEBBIE JAMES

THOMAS E. STEWART, TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD P. JAMES AND WIFE, DEBBIE JAMES, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 31 day of August, 1998.

notary public

My commission expires: 5-28-2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he, AS TRUSTEE, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 31 day of August, 1998.

notary public

My commission expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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