PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of July, 2001, by and between L. DAVID ORMAN and REGINA C. ORMAN, HUSBAND AND WIFE, hereinafter called Grantors, and DEBORAH F. JAMES, A MARRIED WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, L. DAVID ORMAN and REGINA C. ORMAN, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto DEBORAH F. JAMES, A MARRIED WOMAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1200 LONDON BRIDGE ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

THIS CONVEYANCE INCLUDES THAT CERTAIN 1968 VICE mobile home, VIN #2FR3N1121482, which is situated on and affixed to said property described herein.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 08/07/01 08:13 3pgs
Fees:18.00 Taxes:88.80
20010807-0084369

L. David Orman
L.
DAVID ORMAN
Signature of Seller

Regina C Orman
REGINA C. ORMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, L. DAVID ORMAN and REGINA C. ORMAN, HUSBAND AND WIFE, the within named bargainors, 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, at office, this **20th** day of July, 2001.

C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DEBORAH F. JAMES, A MARRIED WOMAN

6259 KENWOOD DRIVE
GOODLETTSVILLE, TN 37072

Property Address:

1200 LONDON BRIDGE ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-16, PARCEL 08

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$24,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Deborah F. James
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **July, 2001.**

C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Lot NO. 56 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to L. DAVID ORMAN and REGINA C. ORMAN, HUSBAND AND WIFE, by Warranty Deed from RAYMOND W. AND WILLIE MAE WOODY,
of record in BOOK 7021, PAGE 576, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 43-16, PARCEL 08).

2. Restrictive Covenants recorded in Deed Book 7484, Page 166, and Corrective Restrictive Covenants recorded in Deed Book 7527, Page 949, Register's Office for DAVIDSON County, Tennessee.

3. All matters as set forth on the Plan of Ridgeview Estates, Sectrion Two, Phase Two, of record in Plat Book 6200, page 692, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.