Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/31/01 14:33 2pgs
Fees:13.00 Taxes:673.40
20011031-0118886

39-B
File #01-1609

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paula Caye McQuire Crook (now known as PaulaCaye McQuireCrook Sturtridge) and husband, Richard Sturtridge**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George Whitfield James, and wife, Carolyn B. James**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

In Davidson County, State of Tennessee, Being Lot No. 7 of Block "A" on the Map of Battlefield Estates, Section #2, of record in Book 843, Page 108, Register's Office, Davidson County, Tennessee, and described as follows:

Beginning on the northerly margin of Battlefield Drive at the corner of Lots Nos. 6 and 7; thence with the line between said two lots northwardly 260.5 feet to the southerly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way eastwardly 147 feet to the westerly margin of Battlefield Drive; thence with said Drive southwardly and southwestwardly 285 feet to the beginning.

Included in the above description, but expressly excluded therefrom is the following described property conveyed to the State of Tennessee in Book 4803, Page 757, said Register's Office.

Beginning at the point of intersection of the south right-of-way of the Tennessee Central Railroad and the West margin of Craig Avenue; thence along the said West margin southwardly along a curve left having a radius of 434.3 feet for 106.6 feet thence North 8 deg. 40 min. West 133.0 feet to a point; thence North 18 deg. 21 min. West 103.9 feet to a point in the said right-of-way; thence along the said right-of-way North 89 deg. 46 min. East 147.2 feet to the point of beginning and containing 14,148 square feet.

Being the same property conveyed to Paula Caye McQuire Crook and by deed of record in Book 7744, Page 775, Registers office for said County. Paula Caye MqQuire Crook has since married.

Richard Sturtridge joins in the execution of this Deed to convey any and all marital interest he may have in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 928 Battlefield Drive, Nashville TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

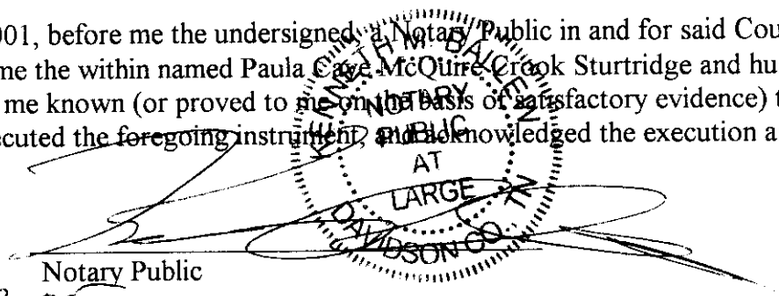
WITNESS THE EXECUTION HEREOF this 31st day of October, 2001

Paula Caye McQuire Crook Sturtridge
Paula Caye McQuire Crook Sturtridge

Richard Sturtridge

State of Tennessee)
County of Davidson)

On this 31st day of October, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Paula Caye McQuire Crook Sturtridge and husband, Richard Sturtridge the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

My Commission Expires: 7-30-05

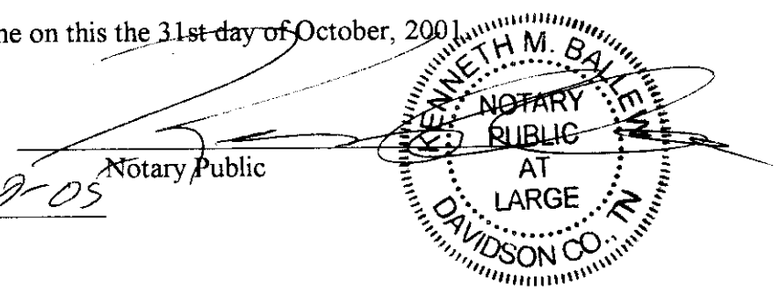
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 182,000.00.**

X George Whitfield James

Affiant

Sworn and subscribed before me on this the 31st day of October, 2001.



Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
George Whitfield James
153
928 Battlefield Drive
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage

501 Corporate Centre Drive #400
Franklin, TN 37064

TAX MAP-PARCEL #:
118-5-