BOX 15

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Tennessee Title & Escrow Co.
504 Autumn Springs Court #20
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00 .

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30 day of October, 2001.

Notary Public
My Commission Expires: 4/23/06

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/02/01 15:27 2pgs
Fees:13.00 Taxes:532.80
20011102-0120054

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Dreama D. Stapleton
7205 Belle Chasse Drive
Nashville, TN 37221

SEND TAX BILLS TO:
First Horizon Home Loan Corp
4000 Horizon Way
Irving, TX 75063

MAP-PARCEL NUMBERS:
155-03-0-A 033.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH E. JAMES ad wife, WENDY S. JAMES,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **DREAMA D. STAPLETON, an unmarried person,** hereinafter referred to as Grantee, his heirs and assigns 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. 50 on the Plan of Rolling River Estates, Section 1, of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith E. James and wife, Wendy S. James by deed from Mary Jo Canavesi, now Stauffer, and husband, Richard Earl Stauffer of record in Book 11187, page 379, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved property known as: **7205 Belle Chasse Drive, Nashville, TN 37221** .

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 30 day of October , 2001.

Keith E James by Burton Collins Atty-in-Fact
KEITH E. JAMES by BURTON COLLINS Atty-in-Fact.

Wendy S. James by Burton Collins Atty-in-Fact
WENDY S. JAMES by BURTON COLLINS, Atty-in-Fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Burton Collins, 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 of the makers (or a constituent of the makers) and is authorized by the makers (or by its constituent, the constituent being authorized by the makers,) to execute this instrument on behalf of the makers. The Makers being Keith E. James and Wendy S. James.

Witness my hand this 30th day of October, 2001.

Notary Public

My Commission Expires: 1/30/02

