RETURN TO:
COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

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

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of November, 2001, by and between EMMA JEAN PAULY, UNMARRIED, hereinafter called Grantor, 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, EMMA JEAN PAULY, UNMARRIED, Grantor, does 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 Grantor 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 112 SANDHURST DRIVE, 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 Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and bind herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

THE HEREIN CONVEYANCE INCLUDES THAT CERTAIN 1980 NORRIS MOBILE HOME, VIN NO. NT489893, WHICH IS SITUATED ON SAID PROPERTY.

WITNESS the hand and seal of Grantor on the day and year first above written.

Emma Jean Pauly

EMMA JEAN PAULY
Signature of Seller

_____

Signature of Seller

_____

Signature of Seller

Davidson County DEEDWARR
Recvd: 11/27/01 07:23 3pgs
Fees:18.00 Taxes:83.25

20011127-0128762

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EMMA JEAN PAULY, the within named bargainor, 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 **15th** day of November, 2001.

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:

112 SANDHURST DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-16, PARCEL 119

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 **$22,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **November, 2001.**

Notary Public

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

My Commission Expires: 5/30/2004

RETURN TO:

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND lying in Davidson County, Tennessee, being Lot No. 107 on the Plan of Kingsway Green Subdivision, Section 1, as of record in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made fora more complete description thereof.

BEING the same property conveyed to EMMA JEAN PAULY, UNMARRIED, by Deed from RAYMOND CURTIS WEBSTER,
of record in Deed Book 7162, Page 696, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 43-16, PARCEL 119).

2. All matters as set forth on the Plan of record in Plat Book 3842, page 227, said Register's Office.

3. Restrictive Covenants recorded in Deed Book 4280, Page 68, Register's Office for DAVIDSON County, Tennessee.