THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 265,000.00

Mary G. James
Affiant

Subscribed and sworn to before me, this 17th day of December, 2001

Mitchell A. Watts
Notary Public

My Commission Expires: 10.17.05

Davidson County DEEDWARR
Recvd: 12/17/01 13:56 3pgs
Fees:18.00 Taxes:980.50
20011217-0139063

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARY G. JAMES 2200 Sharondale Drive Nashville, Tennessee 37215	MARY G. JAMES 2200 Sharondale Drive Nashville, Tennessee 37215	MAP 117-2 PARCEL 36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY FIVE THOUSAND AND NO/100-- ---------- ($ 265,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JOHN J. ESTRADA, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MARY G. JAMES, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the Plan of Sharondale of record in Book 332, page 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 100.0 feet on the northerly side of an old road or unnamed street and runs back between parallel lines 385.0 feet on the west line and 400.0 feet on the east line to the right-of-way of the Tennessee Central Railway.

INCLUDED in the above description BUT EXPRESSLY EXCLUDED THEREFROM is the following described property which was conveyed to the State of Tennessee by deed from Orlean J. Wright of record in Book 4734, page 656, Register's Office for Davidson County, Tennessee:

BEGINNING at the point of intersection of the west boundary of this property and the south right-of-way of the Tennessee Central Railroad, said point being along the south right-of-way eastwardly 862.5 feet from the east margin of Woodlawn Drive; thence along the said east right-of-way along a curve left having a radius of 1432.4 feet for 100.0 feet to a point; thence south 43 deg. 12 min. west 47.5 feet to a point; thence north 66 deg. west 84.7 feet to a point; thence north 52 deg. 06 min west 17.5 feet to a point; thence north 43

CONTINUED

This is improved property known as 2200 Sharondale Drive, Nashville, Tennessee 37215

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sharondale of record in Book 332 , page 119 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds__ himself___, __his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, __her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF __I__ have hereunto set __my__ hand___on this the __17th__ day of __December__, 2001.

JOHN J. ESTRADA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN J. ESTRADA, UNMARRIED, the 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 and official seal this __17th__ day of __December, 2001__.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

deg. 36 min. east 56.0 feet to the point of beginning and containing 5,230 square feet, more or less.

BEING the same property conveyed to John J. Estrada by deed from John M. Carter, an unmarried person, of record in Book 10249, page 215, Register's Office for Davidson County, Tennessee.