THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18576	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $ 337,500.00 Affiant Subscribed and sworn to before me, this 21st day of December, 2001. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS ADAM WINDHAM JAMES	NATIONAL BANK OF COMMERCE	MAP 115-12
709 Vosswood Drive	221 Fourth Avenue North	PARCEL 16
Nashville, Tennessee 37205	Nashville, Tennessee 37219	FB#8DZ69735

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TIMOTHY S. BUPPERT AND LINDA K. BUPPERT, BOTH UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ADAM WINDHAM JAMES AND WIFE, PATRICIA ANN JAMES, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 709 Vosswood Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2001.

Davidson County DEEDWARR
Recvd: 12/27/01 12:14 2pgs
Fees:13.00 Taxes:1248.75
20011227-0142568

Timothy S. Buppert
TIMOTHY S. BUPPERT

Linda K. Buppert
LINDA K. BUPPERT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY S. BUPPERT AND LINDA K. BUPPERT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2001.

My Commission Expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of West Meade Farms Inc. Section "H", as of record in Plat Book 2133, page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy S. Buppert and wife, Linda K. Buppert by deed from James E. Foster and wife, Irene R. Foster of record in Book 11144, page 820, said Register's Office. The said Timothy S. Buppert and Linda K. Buppert having since divorced.

This conveyance is made subject to: (1) Easements of record in Book 5214, page 971; and (2) All matters appearing on the Plan of record in Plat Book 2133, page 17, said Register's Office.