RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
RONALD P. JAMES AND WIFE, DEBORAH F. JAMES	MAP 147-4, PARCEL 54
6259 KENWOOD DRIVE	
GOODLETTSVILLE, TN 37072	
SEND TAX BILLS TO:	
Countrywide Home Loans	
SV 24, 400 Countrywide Way	
Simi Valley, CA 93065	

Davidson County DEEDQC
Recvd: 05/01/02 08:18 3pgs
Fees:22.00 Taxes:0.00
20020501-0053235

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, THIS 12th DAY OF April, 2002.

Linda Watson
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF April, 2002.

Denise C. [illegible]
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: 5/30/2004

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration) and for the express purpose of making a re-conveyance to create a TENANCY BY THE ENTIRETY in RONALD P. JAMES AND WIFE, DEBORAH F. JAMES, I, RONALD P. JAMES, by these presents do hereby quitclaim and convey unto Thomas E. Stewart, Trustee, his successors and assigns, all of our right, title and interest in and to certain real estate in Robertson County, Tennessee, more particularly described as per Exhibit "A" attached hereto and incorporated herein by reference as if set forth fully herein.

This is improved property known as 4810-A TORBAY DRIVE, NA$HVILLE, TN 37211

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances

as may affect the premises.

And Now, I, the said Thomas E. Stewart, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Ronald P. James and wife, Deborah F. James, their successors, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have set our hands and seals on this 12th day of April, 2002.

RONALD P. JAMES

THOMAS E. STEWART

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD P. JAMES, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12th day of April, 2002.

Denise C. Allis
notary public

My commission expires: 5/30/2004

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

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he, AS TRUSTEE, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12 day of April, 2002.

Denise C. Allis
notary public

My commission expires: 5/30/2004

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

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 95-A on the plan of Zone Lot Division Lot 95, Beverly Height, Section Two, of record in Book 6250, page 842, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95-A fronts 52.70 feet on the northeasterly margin of Torbay Drive and extends back 243.23 feet on the northwesterly line and 272.15 feet on the southeasterly line to a dead line in the rear measuring 92.0 feet thereon.

Being the same property conveyed to Ronald P. James and wife, Patsy Faye James by Warranty Deed from Walter Ryan Under, of record in Book 7240, page 397, Register's Office for Davidson County, Tennessee. The said Ronald P. James and Patsy Faye James having since divorced by Final Decree of Divorce in the Probate Court for Davidson County, Tennessee, Patsy Faye James subsequently conveyed all of her right, title and interest in and to said property unto Ronald P. James by Quitclaim Deed of record in Book 8203, page 565, said Register's Office. Ronald P. James subsequently married Deborah F. James.