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

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
DOUGLAS MONROE JAMES	**MAP 43-6 PARCEL 82**
TRACY MICHELLE CUNNINGHAM	
328 MAY DRIVE **MADISON, TN 37115**	
SEND TAX BILLS TO:	
SAME	

Davidson County DEEDQC
Recvd: 12/19/02 10:16 2pgs
Fees:12.00 Taxes:0.00
20021219-0156714

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 11th DAY OF December, 2002.

Jerry L. Riddle
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF December 2002.

Priscilla J. Taylor
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
PRISCILLA J. TAYLOR
DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: 07/29/06

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I, CLARA B. JAMES, AN UNMARRIED WOMAN, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto DOUGLAS MONROE JAMES AND TRACY MICHELLE CUNNINGHAM, their successors, heirs and assigns, all of my right, title and interest (being SPECIFICALLY my life estate) in and to certain real estate in DAVIDSON County, Tennessee, as follows, to-wit:

Lot No. 50 of Tract 14, of an unrecorded plan of a recorded plan in Book 1130, page 37, Registers Office for Davidson County, Tennessee, known as Anderson Estates.

Said lot begins at a point on the easterly margin of May Drive at the corner of Lots No. 49 and 50, being 125.2 feet more or less south of the southerly margin of Thornton Avenue; thence with line between lots No. 49 and 50 eastwardly 174 feet to a dead line; thence with deal line southwardly 120 feet to the common corner of Lots No. 50 and 51; thence with line between Lots No. 50 and 51 westwardly 174 feet to the easterly margin of May Drive; thence with said drive northwardly 120 feet to the beginning.

Being the same property conveyed to Benford W. James by deed from Halton Darse James, of record in Book 6672, Page 663, Registers Office for Davidson County, Tennessee. The said Benford W. James since died on November 02, 2001, and by his Last Will and Testament, filed in Probate Court for Davidson County, Tennessee, Docket # 02P-52, and filed in Will Book 3167, Page 582751, the property was devised and bequeathed unto Clara B. James, specifically a life estate, and the remainder in Douglas M. James and Tracy M. Cunningham.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of December, 2002.

Clara B. James
CLARA B. JAMES

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

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

WITNESS my hand and official seal at MADISON, Tennessee, on this the 11th day of December, 2002.

Kristie S. Taylor
notary public

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 07/29/06