STATE OF TENNESSEE
COUNTY OF DAVIDSON

03-3100

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 2003

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armando Molina	Homefocus Tax Service, LLC	43-6
(NAME)	(NAME) Lender #2318	
328 May Drive	P.O. Box 26389	83
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Richmond, VA 23260-0000	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Douglas Monroe James and Tracy Michelle Cunningham Johnson, devisees under the Last Will and Testament of Benford W. James, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Armando Molina and wife, Nelly ~~Molina~~ Ortega N.O.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 04/04/03 09:32 3pgs
Fees:18.00 Taxes:416.25
20030404-0044566

This is improved property known as 328 May Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 26th day of March, 2003.

Douglas Monroe James

Douglas Monroe James

Tracy Michelle Cunningham Johnson

Tracy Michelle Cunningham Johnson

03-3100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Douglas Monroe James the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 26th day of March, 2003.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Douglas Monroe James and Tracy Michelle Cunningham Johnson the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of March, 2003.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

File No.: 03-3100

ATTACHMENT

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

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

Being the same property conveyed to Benford W. James partly by deed of record in Book 1634, page 48, and partly by deed of record in Book 4293, page 360, Register's Office for Davidson County, Tennessee. The said Benford W. James since died on November 2, 2001, and by his Last Will and Testament, filed in Probate Court for Davidson County, Tennessee, Docket No. 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. Clara B. James, by Quitclaim Deed of record in Instrument No. 20021219-0156714, and corrected in Instrument No. 20030404-0044563, Register's Office for Davidson County, Tennessee, conveyed all her interest in the property to Douglas Monroe James and Tracy Michelle Cunningham.

The said Tracy Michelle Cunningham and Tracy Michelle Cunningham Johnson are one and the same person.