Davidson County DEEDWARR
Recvd: 04/16/03 08:10 2pgs
Fees:13.00 Taxes:610.50
20030416-0050487

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Enchanted Faerie, LLC 907 Chadwell Drive Madison, TN 37115	Same as New Owner	Map 18-16 Parcel 101

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RALPH M. JAMES and wife, SHARON M. JAMES, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ENCHANTED FAERIE, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee.

BEING Lot No. 16 on the map of Jas. M. Phipps' Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for said County, to which reference is hereby made for a more complete description of said property. Said Lot No. 16 fronts 109-1/2 feet on the easterly side of Main Street or Louisville and Nashville Turnpike, and runs back 266-2/3 feet on the southerly line and 275-1/2 feet on the northerly line with the southerly margin of Lindbergh Avenue to an alley and measures 104-3/4 feet thereon, excepting therefrom that part of said lot taken off the front for highway purposes.

BEING the same property conveyed to Ralph M. James and wife, Sharon M. James by deed from Emma Jenkins, a single woman, of record in Book 9808, page 282, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 439 Dickerson Pike, Goodlettsville, TN 37072.

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, its successors or assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of Record in Book 547, page 151, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

RALPH M. JAMES

SHARON M. JAMES

"GRANTEE"

Enchanted Faerie, LLC

By: Sonya Goudeau
SONYA GOUDEAU, Chief Manager

By:
ARTHUR R. CUSHMAN, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH M. JAMES and wife, SHARON M. JAMES, 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, at office, this the 10th day of April, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SONYA GOUDEAU and ARTHUR R. CUSHMAN, with whom I am personally acquainted and who acknowledged themselves to be the Chief Manager and Secretary, respectively, of ENCHANTED FAERIE, LLC, the bargainor, a limited liability company, and as such Chief Manager and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Chief Manager and Secretary.

WITNESS my hand and official seal, this the 10th day of April, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Sworn to and subscribed before me, this the 10th day of April, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005