THIS INSTRUMENT PREPARED BY:
E. Keith Bell, Attorney at Law
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDQC
Recvd: 05/22/03 09:33 2pgs
Fees:12.00 Taxes:0.00
20030522-0069871

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Nicole James and Michael James	SAME	95-14-0-103.00
2162 Sanborn Drive		
Nashville, Tennessee 37210		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Nicole Bissias, (now known as Nicole James) and Mary Ann Bissias, unmarried,, hereinafter referred to as the "GRANTORS" and Nicole James and husband, Michael James, hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Nicole Bissias (now known as Nicole James) and Mary Ann Bissias, unmarried, have this day quitclaimed unto Nicole James and husband, Michael James, their heirs and assigns, all our right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 218 on the Map of Elm Hill Acres, Section One of record in Book 2331, Page 67, Register's Office for said county and described as follows:

Land in Davidson County, Tennessee, being Lot No. 218 on the Map of Elm Hill Acres, Section One of record in Book 2331, Page 67, Register's Office for said County; Said Lot No. 218 fronts 195 feet on the east side of Sanborn Drive and runs back 276 feet on the North line and 180 feet on the South line to a dead line in the rear on which it measures 151.15 feet thereon.

Included by Expressly Excluded:

Beginning at the point of intersection of the existing west margin of State route 155 and the south boundary of the James Hunter and Ruby Lynn Hunter property; thence with said existing margin southerly 140 feet more or less to a point, said point being 49.76 feet right of State Route 155 Ramp "N" proposed centerline station1512+25.86; thence with the north boundary of the Mary A. Kile property south 66 degrees 03 min. 30 sec. West 16.58 feet to a point; said point being 66.32 feet right of State Route 155 Ramp "N" proposed conterline station 1512+26.23; thence with the proposed west margin of said road (1) North 08 degrees 44 min 52 sec West 89.w26 feet (2) North 00 degrees 00 min. 00 sec. East 56.09 feet to a point; thence with said boundary North 85 degrees 05 min. 45 sec. East 7.49 feet to the point of beginning, containing 2042 square feet and being part of the same property conveyed by Lucy F. Caldwell to Nicole Bissias and Mary Ann Bissias as of record in Instrument No. 200007210071987, RODC, Tennessee.

This is improved property known as 2162 Sanborn Drive, Nashville, Tennessee 37210.

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

In Witness Whereof, the undersigned has hereunto set their hands on this the 25th day of April, 2003.

Nicole James

Mary Ann Bissias

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole James (previously known as Nicole Bissias) and Mary Ann Bissias, unmarried with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of April, 2003.

NOTARY PUBLIC

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 7/6/05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration of this transfer is $ 0

AFFIANT

Subscribed and sworn to before me this 25th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.