This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030197

Davidson County DEEDWARR
Recvd: 06/09/03 15:19 3pgs
Fees:18.00 Taxes:365.93
20030609-0079364

Send Tax Bills To:
2358 Riverside Dr
Nashville TN 37216

New Owner is:
2358 Riverside Drive
Nashville, TN 37216

MAP: 072-07-0-
PARCEL: 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Eric W. James and wife, Kelley M. James**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David E. Elliottscott, III** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being parr of Lots 20 and 21 on the plot of subdivision of the Mora Sharpe Lands, as of record i Book 57, page 114, Register's Office for said County, described as follows:

Beginning on the westerly margin of Riverside Drive at a point 150 feet south of the southern margin of Shelton Avenue; thence westerly 174 feet more or less to the line between lots 19 and 20 on the said plan said point being 150 feet south of Shelton Avenue; thence southly with this line 50 feet; thence easterly 174 feet, more or less, to the westerly margin of Riverside Drive, thence northerly with same 57 feet to the beginning.

Being the same property conveyed to Eric W. James and wife, Kelley M. James by Deed from Bailey E. Swann or Sandra B. Swann, Trustee's of the Bailey E. Swann and Sandra B. Swann Revocable Living Trust, dated 10-29-02, recorded 11-6-02, in Instrument #20021106-0136681 and rerecord in Instrument #20021226-0158498, Register's Office for Davidson County, Tennessee. Also acquired by Bailey E. Swann or Sandra B. Swann, Trustee's of the Bailey E. Swann and Sandra B. Swann Revocable Living Trust by Quitclaim Deed from Dorothy M. Swaann, dated 1-27-00 of record in Instrument # 20000127-0008812, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions; Easements and/or setback lines of record in Book 547, page 114, said Register's Office; Easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of May, 2003.

GRANTOR:

Eric W. James

Kelley M. James

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eric W. James and wife, Kelley M. James**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of May, 2003.

BYLTHE BOND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 25, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $98,900.00.

Affiant

SWORN TO and subscribed before me this 30 day of May, 2003.

BYLTHE BOND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

NOTARY PUBLIC

My commission expires: