RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **August, 2003, by and between CHARLES E. CASHION and MARY E. CASHION, HUSBAND AND WIFE, hereinafter called Grantors, and DEBORAH FAYE JAMES and RONALD P. JAMES, WIFE AND HUSBAND, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CHARLES E. CASHION and MARY E. CASHION, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto DEBORAH FAYE JAMES and RONALD P. JAMES, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 111 QUEEN ANNE DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Charles E. Cashion
CHARLES E. CASHION
Signature of Seller

Mary E. Cashion
MARY E. CASHION
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/20/03 07:51 3pgs
Fees:18.00 Taxes:27.75
20030820-0120353

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLES E. CASHION and MARY E. CASHION, HUSBAND AND WIFE , the within named 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, at office, this **13th** day of August, 2003.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DEBORAH FAYE JAMES and RONALD P. JAMES, WIFE AND HUSBAND
6259 Kenwood Drive
Goodlettsville, Tn 37072.

Property Address:

111 QUEEN ANNE DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-16, PARCEL 61

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$7,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **August, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Lot No. 10 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 217, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to CHARLES E. CASHION and MARY E. CASHION, HUSBAND AND WIFE, by QUITCLAIM DEED from STACEY A. KADLE, of record in INSTRUMENT NO. 20021029-0132471, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 43-16, PARCEL 61).

2. All matters as set forth on the Plan of record in Plat Book 3842, page 227, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 4280, Page 68, Register's Office for DAVIDSON County, Tennessee.