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

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **January, 2004, by and between RITA ROSE CALLIA, UNMARRIED, hereinafter called Grantor, and RONALD P. JAMES and DEBORAH FAYE JAMES, HUSBAND AND WIFE, 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, RITA ROSE CALLIA, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto RONALD P. JAMES and DEBORAH FAYE JAMES, HUSBAND AND WIFE, 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 Grantor 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 116 EDWARD VII AVENUE, 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 Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her 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 hand and seal of Grantor on the day and year first above written.

Rita Rose Callia

RITA ROSE CALLIA
SIGNATURE OF SELLER

_____

SIGNATURE OF SELLER

Davidson County DEEDWARR
Recvd: 01/06/04 11:07 3pgs
Fees:18.00 Taxes:118.40

20040106-0001876

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RITA ROSE CALLIA, UNMARRIED, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of January, 2004.

Notary Public

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

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RONALD P. JAMES and DEBORAH FAYE JAMES, HUSBAND AND WIFE
6259
~~6258~~ KENWOOD DRIVE
GOODLETTSVILLE, TN 37072

Property Address:

116 EDWARD VII AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-16, PARCEL 75.00

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 **$32,000.00** 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 Deborah Faye James

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **January, 2004.**

Notary Public

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

My Commission Expires: 5/30/2004

RETURN TO:

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Lot No. 24, in the Kingsway Green Subdivision, Section 1 in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to RITA ROSE CALLIA, UNMARRIED, by Warranty Deed from JERRY GARY AND NORMA GARY, of record in INSTRUMENT NO. 20030618-0084172, AND RE-RECORDED IN INSTRUMENT NO. 20030711-0096372, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 43-16, PARCEL 75.00).
2. All matters as set forth on the Plan of record in Plat Book 3842, page 227, said Register's Office, which plan includes a 30-foot minimum building setback line from EDWARD VII AVENUE AND a 10-foot public utility and drainage easement along the REAR line.

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