THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 6TH DAY OF January, 2004.

Notary Public
My Commission Expires: 1/29/05

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FROM:
AMSOUTH BANK

TO:
RICHARD JAMES

ADDRESS OF NEW OWNER:

Richard James
1208 Silverleaf Court
Nashville, TN. 37221

SEND TAX BILLS TO:

Franklin American Mortgage
501 Corporate Center Dr.:#400
Franklin, TN. 37067

MAP-PARCEL NO.:

Map # 141-15-0-C
Parcel # 7 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, AMSOUTH BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto RICHARD JAMES, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Phase "8" Rolling River Estates, as of record in Plat Book 5800, Page 148, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed from Joseph T. Phillips, as Substitute Trustee, of record in Instrument 20021228-0160189, Register's Office for Davidson County, Tennessee.

The street address of the Real Property is 1208 Silverleaf Court - Nashville, TN 37221, ____ Unimproved/ X Improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 6th day of January, 2004.

GRANTOR - AMSOUTH BANK

By: Trudy Mayoros
Title: Vice President

Davidson County DEEDWARR
Recvd: 01/13/04 11:56 2pgs
Fees:13.00 Taxes:584.60
20040113-0005299

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trudy Mayoros with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Vice President respectively of AmSouth Bank, the within named bargainor, and corporation, and that she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Trudy Mayoros as such Vice President.

Witness my hand and official seal at Birmingham, Alabama this 6th day of January, 2004.

My Commission Expires: _____

Patricia L Harris
NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS