THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 02/03/04 12:28 2pgs
Fees:13.00 Taxes:308.95
20040203-0013006

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
George James, et ux 1009 Stirlingshire Drive Hendersonville, TN 37075	Same	18-16-206

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE M. HAYNES and wife, BARBARA HAYNES** have this day bargained and sold, and do hereby transfer and convey unto the said **GEORGE JAMES and wife, LISA JAMES**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

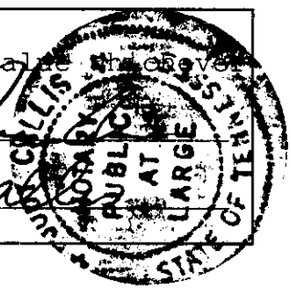
Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Resubdivision of Lot 5, Wilhoite Young Commercial Subdivision, of record in Plat Book 6050, page(s) 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe M. Haynes and wife, Barbara Haynes, by deed of record in Book 6538, page 198, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $83,500.00.
Subscribed and sworn to before me this 30 day of January, 2004.
My Commission Expires: 3/27/04

Affiant

Notary Public



This is improved property located at 217 Graves Avenue, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we

are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ouselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of January, 2004.

JOE M. HAYNES

BARBARA HAYNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **JOE M. HAYNES and BARBARA HAYNES**, 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 and official seal at Goodlettsville, Tennessee, this the 30 day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 3-24-04

JUDY CALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE