THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 05/04/04 16:13 3pgs Fees:18.00 Taxes:804.75 20040504-0050847	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $217,500.00. Heather James Affiant Subscribed and sworn to before me, this 30th day of April, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21 2007

Address New Owner As Follows: Stephen B. James and Heather James 1901 Kimbark Drive Nashville, TN 37215	Send Tax Bills To: First Farmers & Merchants National Bank 816 South Garden Street Columbia, TN 38401	Map-Parcel Number: Map 131-03-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH R. DEERKOSKI AND WIFE, JESSICA DEERKOSKI**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEPHEN B. JAMES AND WIFE, HEATHER JAMES**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 and the east 30 feet of Lot No. 45 on the Plan of Colonial Heights, as of record in Book 1130, page 102, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Kimbark Drive, 45 feet east of the common corner of Lot Nos. 45 and 46; thence with the south margin of said Drive, easterly 76 feet to a concrete monument at the beginning of a curve; thence around said curve, southeasterly 41.5 feet to a concrete monument; thence along the east line of Lot No. 44, southerly 128.3 feet to a concrete monument at the southeast corner of said lot; thence along the north line of Overton Hills Subdivision, westerly 105.8 feet to a point; thence northerly 157.5 feet to the point of beginning.

Together with that portion of Burtonwood Drive abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, Bill No. 086-1491, in the County Clerk's Office for said County.

Being the same property conveyed to Keith R. Deerkoski by deed from Mark Doller and wife, Jennifer B. Doller, of record as Instrument No. 20010724-0078514, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 102, Register's Office for said County.

3. Telephone Line Easement of record in Book 382, page 531, Register's Office for Davidson County, Tennessee.

This is improved property known as 1901 Kimbark Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 30th day of April, 2004.

Keith R. Deerkoski

Jessica Deerkoski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEITH R. DEERKOSKI,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2004.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA DEERKOSKI**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2004.

Notary Public

My Commission Expires: _____

