	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$285,000.00~~. Jack James Affiant Subscribed and sworn to before me, this the 30th day of April, 2004. Notary Public My commission expires: 10-3-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jack James	**New Owner**	**172-10-B-099.00-CO**
6612 Christiansted Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary J. Gasser and Linda J. Brake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack James and wife, Joyce S. James

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 99 on the Plan of Christiansted Valley, Phase 1, Revision 1, of record in Instrument No. 20002150015149 and in Instrument No. 20002150015150, and as Revised in Instrument No. 20010209-0012852, 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 Mary J. Gasser by deed from Pete W. Harris d/b/a Harris Homes of record in Instrument #20010905-0095857, Register's Office for Davidson County, Tennessee. The said Mary J. Gasser having quitclaimed to Mary J. Gasser and Linda J. Brake, as joint tenants with right of survivorship, of record in Instrument #20020124-0010151, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

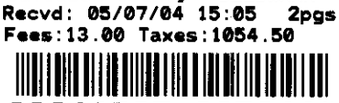
This is improved (__X__) Unimproved (____) property, known as **6612 Christiansted Lane, Nashville, TN 37211**

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. 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.
Witness my/our hand(s) this 30th day of April, 2004.

Mary J. Gasser
Mary J. Gasser

Linda J. Brake
Linda J. Brake

Davidson County DEEDWARR
Recvd: 05/07/04 15:05 2pgs
Fees:13.00 Taxes:1054.50



20040507-0052442

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary J. Gasser and Linda J. Brake,** the bargainor(s) 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 Brentwood, Tennessee on this **30th** day of **April, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

