Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $52,000.00.

Cecil William James
Affiant

Subscribed and sworn before me this the 9th of August, 2004.

Notary Public
My commission expires:

WALTER WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 08/09/04 14:11 2pgs
Fees:13.00 Taxes:192.40
20040809-0095915

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cecil William James 363 Hester Ave Nashville, TN 37210	AmSouth RCN-6, 2050 Parkway Office Circle Birmingham, AL 35244	119-01-0-053.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judy Lynn Maynard, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cecil William James, Jr., a married person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts Lot No. 27, 28 and 29 on the Map of subdivision of the C. P. Rose Property of record in Book 547, page 74, Register's Office for said County, described according to a survey by Southern Lane & Associates, Inc., dated March 18, 1988, as follows:
Said parts of said Lots Nos. 27, 28 and 29 front together 116 feet on the south side of Hester Avenue and extend back 30 feet on the westerly line and 64 feet on the easterly line to the northerly line of the Interstate I 440 right of way on which it measures 120.8 feet.

Being the same property conveyed to JUDY LYNN MAYNARD, UNMARRIED, by deed from CLARENCE A. THOMPSON AND WIFE, BARBARA B. THOMPSON, of record in Book 9649, page 445, dated April 18, 1995, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 363 Hester Ave, Nashville, TN 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th of August, 2004.

Judy Lynn Maynard

Judy Lynn Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judy Lynn Maynard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th of August, 2004.

My commission expires:

Notary Public

