THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Avenue South
2nd Floor
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 09/09/05 08:39 2 pgs
Fees:12.00 Taxes:0.00
20050909-0108452

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Diana L. James and Timothy W. James 438 Cedarcliff Road Antioch, TN 37013	SAME	150-05-149.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Diana L. James f/k/a Diana L. Hines, hereinafter referred to as the "GRANTORS" and Diana L. James and Timothy W. James, wife and husband, as joint tenants with right of survivorship, hereinafter referred to as the "GRANTEES";

WITNESSETH.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTORS has this day quitclaimed unto GRANTEES, their heirs and assigns, as tenants by the entirety, all their right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the plan of Section 4, Cherry Hills, of record in Book 4460, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Diana L. Hines from Jimmy D. Walbaum and wife, Kelly L. Walbaum by deed dated 9/15/00 of record in Instrument No. 20000919-0093079, said Register's Office.

This improved property known as: 438 Cedarcliff Road, Antioch, TN 37013

Said property is conveyed to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set their hands on this 30 day of August, 2005.

Diana L. James f/k/a Diana L. Hines

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana L James with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 30 day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. 6/15/09 SUMNER COUNTY