Davidson County DEEDQC
Recvd: 09/20/05 12:24 3 pgs
Fees:17.00 Taxes:0.00
20050920-0112981

QUIT CLAIM DEED

FROM

Jerry Wayne James

TO

Kevin R. Vaught & Phoumy Plomsopha, unmarried persons

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me on this 20th day of September, 2005.

Notary Public

My Commission Expires: July 19, 2008

(Affix Seal)

MICHELLE R. KINNEY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

This Instrument Was Prepared By:
We The People, 86 Thompson Lane, Nashville, Tennessee 37211

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Kevin R. Vaught & Phoumy Plomsopha	Kevin R. Vaught & Phoumy Plomsopha 219 Chilton Street Nashville, TN 37211	Map 133-2 Parcel 258

KNOW ALL MEN BY THESE PRESENTS that JERRY WAYNE JAMES, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto KEVIN R. VAUGHT AND PHOUMY PLOMSOPHA, unmarried persons, their heirs, successors and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

BEING Lot No. 23 and part of Lot 24, on the Plan of Nolen Heights Addition to Nashville, of record in Plat Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description..

SAID Lot No. 23 and part of Lot No. 24 fronts 57 feet on the north side of Chilton Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Marty Wayne James by deed from Carolyn Walls and Jerry Wayne James and Connie Surratt, heirs of the Estate of Sara Elizabeth Polk James of record in Book 9377, Page 472, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Jerry Wayne James by deed from Marty Wayne James of recorded Instrument No. 200508290103024, Register's Office of Davidson County, Tennessee.

THIS is improved property, known as 219 Chilton Street, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said GRANTEE, their heirs and assign, forever, and we do 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 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, their heirs and assign, 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 our hands this 20th day of September, 2005.

Jerry Wayne James

STATE OF Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marty Wayne James, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2005.

Commission expires MY COMMISSION EXPIRES July 19, 2006

Michelle R. Kinney

Notary Public

MICHELLE R. KINNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY