Davidson County DEEDWARR
Recvd: 06/21/06 10:03 2 pgs
Fees:13.00 Taxes:843.60

20060621-0074013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

P-CSP-06-0798

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Henry James	First Horizon Home Loans	
798 Rodney Drive	(NAME) 919 Harpeth Valley Pl	115.13-33.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BETTYE L. WALTHER, A WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN HENRY JAMES AND WIFE, CATHERINE ELIZABETH JAMES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 171 on the Plan of West Meade Hills, Section 8, as of record in Book 3600, pages 61 and 62, Register's Office for said County.

Said Lot No. 171 fronts 170 feet on the easterly side of Rodney Drive and extends back 516.3 feet on the northerly line and 425.88 feet on the southerly line to a dead line, measuring 142.59 feet thereon.

Being the same property conveyed to Russell W. Walther and wife, Bettye L. Walther by quitclaim deed from Russell W. Walther, dated February 28, 1996 and filed of record in Book 9979, page 704, Register's Office for Davidson County, Tennessee. Russell W. Walther having since died leaving the property vested solely in the name of Bettye L. Walther.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 798 Rodney Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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 14th day of June, 2006.

Bettye L Walther
Bettye L. Walther

STATE OF Tennessee
COUNTY OF Davidson

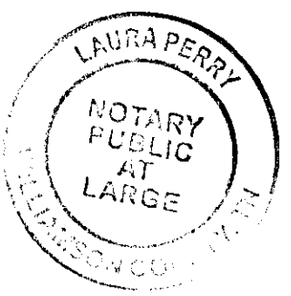
On this the 14th day of June, 2006, before me personally appeared Bettye L. Walther, a widow to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of June, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959