Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 08/16/07 14:13 2 pgs
Fees:13.00 Taxes:283.05

20070816-0098111

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $76,500.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2007.

Notary Public
My commission expires: 1/24/09

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

15-0707-151186

Address of New Owner:	Send Tax Bills to:	Tax Information
Tracy E. Mayes 521 Mae Terrace Madison, TN 37115	U.S. Bank Home Mortgage 4801 Frederica Street Owensboro, KY 42301	092-03-0-029.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Collier M. James and wife, Jean P. James, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tracy E. Mayes and wife, LaWanda Mayes, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of the Bransford Realty Company's Subdivision of certain Lots in Mrs. E. S. Clark's Subdivision of part of the Boyd McNairy Plan, of record in Book 421, Page 90, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 22 fronts 35 feet on the southerly side of Jefferson Street and runs back between parallel lines 182 feet, more or less, to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY VESTED IN THE STATE OF TENNESSEE BY JUDGMENT OF RECORD IN BOOK 4339, PAGE 608, SAID REGISTER'S OFFICE

Being the same property conveyed to Collier M. James and wife, Jean P. James by deed from V. H. Dixon, Jr. and wife, Gail Dixon, dated March 18, 1986, recorded March 18, 1986, of record in Book 6806, Page 915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2405 1/2 Jefferson Street, Nashville, TN 37208

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of August, 2007.

Collier M. James

Jean P. James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Collier M. James and Jean P. James, 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 in Nashville, TN, this 15th day of August, 2007.

Amanda Vaughn
State of Tennessee at Large

My Commission expires: 1/24/09

