PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of August, 2007, by and between PAUL A. CARR, hereinafter called Grantor, and RONNIE JAMES and DEBORAH F. JAMES, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PAUL A. CARR, as Grantor, does hereby bargain, sell, transfer and convey unto RONNIE JAMES and DEBORAH F. JAMES, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 110 SANDHURST DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Donna Carr, wife of PAUL A. CARR, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on this the day and year first above written.

SELLER:

Paul A. Carr

PAUL A. CARR
Signature of Seller

Donna M. Carr

DONNA CARR
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 08/29/07 08:26 3 pgs
Fees:18.00 Taxes:55.50

20070829-0103406

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL A. CARR, joined by his wife, DONNA CARR, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2007.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

RONNIE JAMES and DEBORAH F. JAMES
1068 Louisville Hwy. Lot 19
Goodlettsville, TN 37072

Property Address:

110 SANDHURST DRIVE, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 043-16-0, PARCEL 118.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$15000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27 day of **August, 2007.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8058

EXHIBIT 'A'

LOT NO. 106 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Paul A. Carr, by Quitclaim Deed from Florence L. Carr Hicks, of record in Book 7808, Page 750, Register's Office for Davidson County, Tennessee. By Final Decree Confirming Sale property was vested in the Metropolitan Government of Nashville and Davidson County, filed for record in Book 9440, Page 130, Register's Office for Davidosn County, Tennessee. Said sale was set aside by Order Setting Aside sale, filed and entered on 4/28/95, in Tax Minute Book 66, Page 683, vesting proprety in Paul A. Carr, the Grantor herein, recorded in Instrument Number 20070829010340S Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 043-16-0, PARCEL 118.00).
2. Restrictive Covenants Kingsway Green Subdivision of record in Book 4280, page 68, Register's Office for DAVIDSON County, Tennessee.

3. All matters as set forth on the Plat of Section 1, Kingsway Green Subd. of record in Book 3842, page 227, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.