Davidson County DEEDQC
Recvd: 03/26/08 15:37 2 pgs
Fees:12.00 Taxes:0.00

20080326-0030456

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX

QUIT CLAIM DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Terrence James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
ANDREW JAMES et al **2810 Branwood Drive** **Nashville, Tennessee 37214**	**SAME**	**96-13-83** **3DZ 60228**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BRENTNOL JAMES, single, as to my one-half interest**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED THEIR INTEREST, AND BY THESE PRESENTS DO QUITCLAIM UNTO **TERRENCE JAMES**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW-TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Twin Lawn, of record in Book 2331, page 9, Register's Office for said County.

SAID Lot No. 108 fronts 74.6 feet on the north side of Branwood Drive and extends back 151.2 feet on the west line and 153.8 feet on the east line to a dead line in the rear on which it measures 75.5 feet.

BEING the same property conveyed to Brentnol James, Single and Andrew James, Single, by deed from Andrew James, Single, of record in Instrument Number 20051207-0147445, Register's Office for Davidson County, Tennessee.

This is improved property known as **2810 Branwood Drive, Nashville, Tennessee 37214**

WITNESS my hand this 19th **day of March, 2008.**

BRENTNOL 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 BRENTNOL JAMES, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19 day of March, 2008.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.