Davidson County DEEDWARR
Recvd: 02/12/09 15:18 2 pgs
Fees:13.00 Taxes:4791.50
20090212-0012543

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,295,000.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2009. Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal State of Tennessee Notary Public County of Sumner

Address New Owner As Follows:
Carolyn B. James and
G. Whit James
4612 General Lowrey Drive
Nashville, TN 37215

Send Tax Bills To:
Same As New Owner

Map-Parcel Number:
13110006800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CAROLYN B. JAMES AND HUSBAND, G. WHIT JAMES**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 72 fronts 149.91 feet on the broken easterly margin of General Lowrey Drive and extends back 266.5 feet on the northerly line and 362.23 feet on the southerly line to a broken line in the rear, measuring 196.4 feet thereon, together with and subject to a driveway and retaining wall agreement of record in Book 3310, Page 505 and Book 4316, Page 637, said Register's Office.

Being the same property conveyed to HR Properties of Tennessee by Warranty Deed dated February 4, 2008, from Elizabeth Caldwell Wilkerson, now known as Elizabeth Caldwell Wilkerson Richards, married, of record as Instrument No. 20080205-0012001, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters shown on the Plan of record in Book 2663, Page 51, Register's Office for Davidson County, Tennessee.

3. Driveway and retaining wall agreement of record in Book 3310, Page 505 and Book 4316, Page 637, Register's Office for said County.

This is improved property known as: **4612 General Lowrey Drive Nashville,TN 37215.**

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 and assigns, forever; and we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 11th day of February, 2009.

HR Properties of Tennessee,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of February, 2009

(SEAL)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

_____
Notary Public

My Commission Expires: _____

366755.1/20071037