BILL GARRETT, Davidson County
Trans:T20090052832 DEEDQC
Recvd: 08/04/09 14:24 2 pgs
Fees:12.00 Taxes:0.00
20090804-0073044

RECORD AND RETURN TO;
SATURN TITLE SERVICES, INC.
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO. 39564 FILE BOX "7"

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
TERRENCE 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, ANDREW JAMES, Single**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **TERRENCE JAMES and ROBERT POOL as Tenants in Common,**

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 FOLLOWS 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 Terrence James by Quitclaim Deed from Brentnol James, single, as to his one-half interest, of record in Instrument Number 20080326-0030456, Register's Office for Davidson County, Tennessee and being the same property conveyed to Brentnol James, Single and Andrew James, Single, by Quitclaim Deed from Andrew James, Single, of record in Instrument Number 20051031-0130836, Register's Office for Davidson County, Tennessee and re-recorded in Instrument Number 20051207-0147445, Register's Office for Davidson County, Tennessee and being the same property conveyed to Andrew James by deed from E. M. Culver and wife, Avolyn P. Culver of record in Instrument Number 20010129-0008292, Register's Office for Davidson County, Tennesssee.

Unimproved ( )
This is improved (X) property known as **2810 Branwood Drive, Nashville, Tennessee 37214**

WITNESS my hand this 27th day of July, 2009.

ANDREW 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 ANDREW JAMES, the bagainor, 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 27th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 5-8-2012

JANET S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.