THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson and Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File: Box 9B** **First Title and Escrow Company, Inc.**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) There is no monetary consideration for this transfer. Affiant Subscribed and sworn to before me this 8th day of December, 2009. Notary Public My Commission Expires: LARGE MY COMMISSION EXPIRES: January 9, 2012

JUDY THOMPSON NOTARY PUBLIC DAVIDSON COUNTY, TN

QUITCLAIM DEED

THIS DOCUMENT IS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO.

Address New Owner: MICHAEL B. AND JULIE E. JAMES 200 Morton Avenue Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Map 119-17 Parcel 154 6DA32844

BILL GARRETT, Davidson County
Trans:T20090085477 DEEDQC
Recvd: 12/18/09 14:56 3 pgs
Fees:17.00 Taxes:0.00
20091218-0115456

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, RUTH H. JAMES, UNMARRIED (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto MICHAEL B. JAMES AND WIFE, JULIE E. JAMES, their heirs and assigns all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2907 Tuggle Avenue, Nashville, Tennessee 37211.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this eighth day of December, 2009.

Ruth H. James
RUTH H. JAMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named RUTH H. JAMES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of December, 2009.

JUDY THOMPSON NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public LARGE

My Commission Expires: MY COMMISSION EXPIRES: January 9, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Tuggle Heights of record in Plat Book 1130, page 90, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ruth H. James, unmarried, by deed from Grant O. Reed and wife, Marie B. Hart Reed of record in Book 9733, page 217, Register's Office for Davidson County, Tennessee.