This instrument was prepared by: DONALD G. DICKERSON
Attorney at Law
310D East Broad Street
Cookeville, TN 38501

MAP AND PARCEL # 11515005300

QUITCLAIM DEED

This instrument made and entered into on this the 24th day of August, 2010, by and between **CHARLES MICHAEL JAMES and wife, JUANDA JAMES,** hereinafter called "Grantors", and **THOMAS KIMBERLY JAMES, hereinafter** called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, his heirs and assigns, an undivided one-half (1/2) right, title, interest and estate, legal and equitable, in and to the following described real estate located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of West Meade Farms, Inc., Section "P", as of record in Book 2133, page 22, Register's Office for said County.

Said Lot No. 272 fronts 133 feet on the southwesterly side of Currywood Drive, and runs back 359 feet on the northwesterly line and 404.2 feet on the southeasterly line, which is a broken line, to a dead line, measuring 63.2 feet thereon.

Being the same property conveyed from Richard Bryan Pollard and wife, Jean W. Pollard, to Charles T. James and wife, Lucille D. James, of record in Book 4348, page 60 in the Register's Office of Davidson County, Tennessee.

Charles T. James is deceased. A copy of his Last Will and Testament is recorded in the Register's Office of Davidson County, Tennessee, Instrument Number 201008160064428.

Lucille D. James is deceased. A copy of her Last Will and Testament is recorded in the Register's Office of Davidson County, Tennessee, Instrument Number 201008160064429.

THIS INSTRUMENT IS BEING PREPARED without the benefit of a title search, and the preparer accepts no responsibility and/or liability, as to liens, encumbrances, defects in title, or other such matters that would be disclosed by a title search.

BILL GARRETT, Davidson County
Trans:T20100053485 DEEDQC
Recvd: 08/27/10 10:49 3 pgs
Fees:17.00 Taxes:0.00
20100827-0067992

This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last deeds, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

JUANDA JAMES, wife of the Grantor **CHARLES MICHAEL JAMES,** herein, hereby joins in the execution of this deed for the purpose of conveying any marital and inheritance rights she may have in the property conveyed.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their signatures, this the day and date first above written.

Charles Michael James
CHARLES MICHAEL JAMES

Juanda James
JUANDA JAMES

State of Tennessee,
County of Davidson, ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **CHARLES MICHAEL JAMES and wife, JUANDA JAMES,** the 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 and official seal at Nashville, Tennessee, this 24 day of August, 2010.

Patricia M. Holly
NOTARY PUBLIC

PATRICIA M. HOLLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires:
7-7-2014

I hereby swear or affirm to the best of Affiant's knowledge, information and belief, the actual consideration of the transfer is $-0-.

AFFIANT

Subscribed and sworn to before ~~me on~~ this the 24 day of August, 2010.

Patricia M. Holly

NOTARY PUBLIC OR CLERK

My commission expires:

7-7-2014

NEW OWNER

Send Tax statements to:

Mr. Thomas K. James
2775 Preakness Drive
Cookeville, TN 38506

