This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $240,000.00.

Affiant 3/22/11

Subscribed and sworn before me this the 22 day of March, 2011.

Notary Public
My commission expires: 11/7/12

BILL GARRETT, Davidson County
Trans:T20110017509 DEEDWARR
Recvd: 03/25/11 09:50 2 pgs
Fees:13.00 Taxes:888.00
20110325-0023063

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin N. Hammond	Nationstar Mortgage, LLC	115-15-53
6443 Currywood Drive	P.O. Box 7729	
Nashville, TN 37205	Springfield, OH 45501-7729	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS KIMBERLY JAMES AND WIFE, CONNIE J. JAMES AND CHARLES MICHAEL JAMES AND WIFE, JUANDA JAMES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN N. HAMMOND, AN UNMARRIED MAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

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 to Charles T. James and wife, Lucille D. James by Warranty Deed from Richard Bryan Pollard et ux Jean W. Pollard of record in Book 4348, Page 59; dated June 30, 1969; said Register's Office for Davidson County, Tennessee.

The said Charles T. James having since died July 20, 1984, the property vested in Lucille D. James, taking fee simple title as surviving tenant by the entirety.

The said Lucille D. James has since died and leaving said property to Charles Michael James by Last Will and Testament recorded in Instrument No. 20100816-0064429, Register's Office for Davidson County, Tennessee and by Probate No. 17736; Putnam County, Tennessee.

Pursuant to Last Will and Testament of Lucille D. James the said Charles Michael James and wife, Juanda James quitclaim an undivided one-half (1/2) interest to Thomas Kimberly James by Quitclaim Deed of record in Instrument No. 20100827-0067992; dated August 24, 2010; Register's Office for Davidson County, Tennessee.

This property is not a marital residence of Thomas Kimberly James and as such is not subject to any homestead, dower or other marital interest.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6443 Currywood Drive, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CMJ

Witness my hand this the 22nd day of March, 2011.

Thomas Kimberly James

Connie J. James
By Thomas Kimberly James As Her Attorney In Fact

Charles Michael James

Juanda James
By Charles Michael James As Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Kimberly James, and Charles Michael James, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2011.

My commission expires:
11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of March, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Thomas Kimberly James with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Connie J. James, by Power of Attorney dated February 10, 2011, and who acknowledged that he executed the same as the free act and deed of Connie J. James.

Witness my hand and official seal this 22nd day of March, 2011.

My Commission Expires:
11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of March, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Charles Michael James with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Juanda James, by Power of Attorney dated February 15, 2011, and who acknowledged that he executed the same as the free act and deed of Juanda James.

Witness my hand and official seal this 22nd day of March, 2011.

My Commission Expires:
11/7/12

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY