BILL GARRETT, Davidson County
Trans:T20110080524 DEEDWARR
Recvd: 12/20/11 12:59 2 pgs
Fees:13.00 Taxes:2035.00

20111220-0099336

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Courtney Driggers
Affiant

Subscribed and sworn to before me, this 1st 19th day of December, 2011.

Notary Public
My commission expires: 9/3/2012

GINA R. KRANTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

02-1111-47642

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lewis B. James 1255 Goodwin Town Rd Hendersonville, TN 37075	Same	93-13-0-138.00 NTY

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charley Pride, married, hereinafter referred to as Grantors, has bargained and sold, and does hereby transfer and convey to Lewis B. James and wife, Connie M. James, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of O.B. Hayes Small Lots, of record in Plat Book 1, Page 69, Chancery Court Clerk's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 13 fronts 50 feet on the westerly side of 16th Avenue South, formerly Belmont or Belleman Avenue, and runs back between parallel lines with the southerly margin of Hawkins, formerly Clay or Elizabeth Street, 151 feet, more or less, to an alley.

Being the same property conveyed to Charley Pride, by deed from PI-GEM Music, Inc., a Tennessee Corporation, dated January 5, 1982 recorded January 11, 1982 of record in Book 5839, Page 389, said Register's Office. The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1609 Roy Acuff Place, Nashville, TN 37203

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

WITNESS my hand this 15th day of December, 2011.

Charley Pride

Charley Pride

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charley Pride, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in DALLAS (city), TX (state), this 15th day of December, 2011.

Hortense C Ransom

Notary Public

My Commission expires 7-30-2013

HORTENSE C RANSOM
My Commission Expires
July 30, 2013