This Instrument Prepared By and Return To:
EDCO Title & Closing Services, Inc.
6510 Stage Road, Suite #1
Bartlett, Tennessee 38134
(901)382-0470
File #141522RH

BILL GARRETT, Davidson County
Trans:T20140087140 DEEDWARR
Recvd: 11/19/14 10:21 3 pgs
Fees:18.00 Taxes:370.00
20141119-0106607

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

WARRANTY DEED

THIS INDENTURE IS made and entered into this 14th day of November, 2014, by and between **Irene S. Moore a/k/a Annie Irene Moore, an unmarried person,** party of the first part, and John H. James and wife, Catherine James, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Shelby County, Tennessee:

See Attached Exhibit "A"

This conveyance is made subject to the years 2015 Shelby County and Memphis City real property taxes, not yet due and payable which the party of the second part assumes and agrees to pay; and Subdivision Restrictions, Building Lines and Easements of record in Instruments of record in the above Register's Office.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the above described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as described above; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Irene S. Moore a/k/a Annie Irene Moore

STATE OF TENNESSEE; COUNTY OF SHELBY;
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Irene S. Moore a/k/a Annie Irene Moore** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and Notarial Seal at office this 3rd day of October, 2014.

My Commission Expires: _____ Notary Public

CRAIG MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JUNE 25, 2017

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I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of November, 2014.

My Commission Expires: 12/21/2015 Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

Mail Tax Bills To:
First State Bank
480 Oil Well Rd, 2nd Floor
Jackson, TN 38305

Property Owner:
John H. James and Catherine James
798 Rodney Drive
Nashville, TN 37205

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 291, on the Plan of Charlotte Park, Section 10, as of record in Book 2900, Page 78, in the Register's Office of Davidson County, Tennessee.

Said Lot 291 fronts 73 feet on the southeasterly side of Capri Drive and runs back 130.1 feet on the northeasterly line and 140 feet on the southwesterly line, to a dead line in the rear measuring 74 feet thereon.

Being the same property conveyed in Deed of recorded in Book 3220, Page 283.

Irene S. Moore covenants that at the time of her marriage to Lucian Moore, Jr., neither was a party to any other marriage; her marriage continued uninterrupted until the death of Lucian Moore, Jr. in Davidson County, Tennessee, on April 8, 1999, and Irene S. Moore acquired title as surviving tenant by the entirety.