BOOK 7901 PAGE 445

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

James Ralph Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 1989

Judy D. Lee
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Mail

THIS INSTRUMENT PREPARED BY Brenda Franks Name

HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ralph Lee, etux (NAME)	NEW OWNER (NAME)	Map 133-02
317 Eulala Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 220
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	F.B. Nos. 6DA36636 & 6DA36633

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANK W. MARUSA and wife, LILLIAN M. MARUSA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES RALPH LEE and wife, JUDY D. LEE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

5.3362

IDENTIFICATION REFERENCE

JUL 31 9 57 AM '89

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

0236 07/31 0101 03CHECK 670.00

This is unimproved ( ) improved (XX) property, known as 3317 & 3319 Nolensville Road, Nashville, Tn
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 28th day of July, 1989

Frank W. Marusa

Lillian M. Marusa

BOOK 7901 PAGE 446

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frank W. Marusa and wife, Lillian M. Marusa

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 28th day of July, 19 89.

Commission expires 8-4-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Frank W. Marusa and wife,

Lillian M. Marusa

TO

James Ralph Lee and wife,

Judy D. Lee

RETURN TO:

HALE & HALE ATTORNEYS
312 First Tennessee Bank Building
Franklin, Tennessee 37064

EXHIBIT "A"

TRACT 1: Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the plan of Sunrise Heights 1st Addition as of record in Book 421, page 2, Register's Office for Davidson County, Tennessee.

Said lots No. 1 and 2 front together 115 feet on the westerly side of the Nolensville Road, and run back 150 feet to an alley, measuring 114 feet thereon.

INCLUDED in the foregoing description but expressly excluded herefrom is the following described property:

EXCLUDED PARCEL 1: Land in Davidson County, Tennessee being the northerly 50 feet of Lot No. 1 on the Plan of Sunrise Heights First Addition, as of record in Book 421, page 2, said Register's Office;

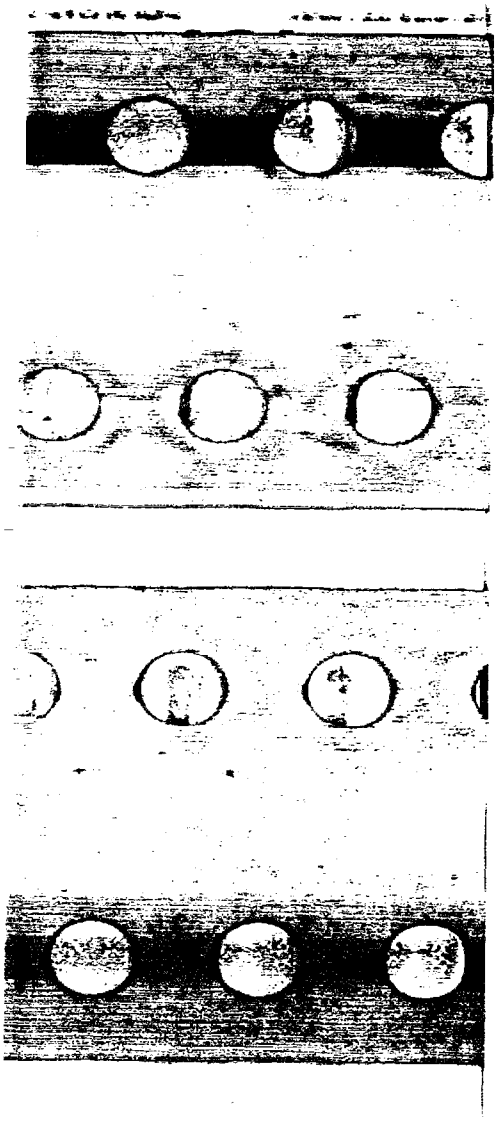
This part of said Lot No. 1 was conveyed by Horace C. Young, Jr. and wife, to the City of Nashville by deed of record in Book 1760, page 571, said Register's office.

EXCLUDED PARCEL 2: Right of Way described in Right of Way Deed of Horace C. Young, Jr. and wife, to the State of Tennessee of record in Book 2276, page 372, said Register's office.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 3 in Sunrise Heights Addition as per Plan of record in Book 421, page 2, Register's office for Davidson County, Tennessee, said Lot No. 3 fronts sixty-three and eight tenths (63.8) feet on the westerly side of the Nolensville Pike and runs back westwardly between parallel lines and with the northern margin of Elgin Street one hundred and fifty feet to an alley (150).

INCLUDED in the foregoing description but expressly EXCLUDED herefrom is the right of way described in the deed from Horace C. Young and wife, Louise Patterson Young to the State of Tennessee of record in book 2276, page 334, Register's Office for Davidson County, Tennessee.

The above described property was conveyed to Frank W. Marusa and wife, Lillian M. Marusa by deed from Commerce Union Bank, Trustee under Irrevocable Trust Agreement, dated February 28, 1964, by and between H.C. Young, Jr. and Commerce Union Bank, Trustee, of record in Book 6642, page 656, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7901 PAGE 448

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 200000.00
CON TX 660.00
PRFEE 1.00
WDEED 9.00
TOTAL 670.00
CHECK 670.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/31/89 01 00859 0001 0236

5362

IDENTIFICATION REFERENCE

JUL 31 9 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233837