WARRANTY DEED

Name & Address New Owners:	Name & Address Tax Notice:	Map & Parcel:
David S. Lee	David S. Lee	84-04-005
2514 Joya Drive	2514 Joya Drive	302-70210
Nashville, TN 37214	Nashville, TN 37214	

BOOK 8309 PAGE 596

FOR AND IN CONSIDERATION of the sum of **EIGHTY THOUSAND** and **NO/100 DOLLARS** ($80,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **JAMES L. BASS,** Trustee of the Trust under the will of Alma M. Staub, have bargained and sold and by these presents do transfer and convey unto **DAVID S. LEE** and wife, **ELIZABETH W. LEE**, their heirs and assigns, a certain tract or parcel of land, located in Davidson County, Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section III, McGavock Heights, of record in Book 2330, Page 102, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 21 fronts 185 feet on the north side of Joya Drive and runs back between lines, 202.4 feet on the east line and 202.6 feet on the west line to a dead line in the rear on which it measures 169.45 feet.
>
> **BEING** the same property conveyed to James L. Bass, Trustee, under the terms of the Trust of Alma M. Staub, of record in Will Book 164, Page 542, Probate Court Clerk's Office for Davidson County, Tennessee. For last deed of record see Deed Book 2879, Page 622, Register's Office for Davidson County, Tennessee.
>
> 1991 Taxes Prorated and assumed by Buyers.
>
> Possession with deed.
>
> Conveyance subject to restrictions of record in Book 2602 Page 232, said Register's Office and to building set back line, easements and Owner's Certificate as shown on plan of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **DAVID S. LEE** and wife, **ELIZABETH W. LEE**, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land under the terms of the trust; have a good and lawful right to sell and convey thereunder and same is unencumbered, except as stated.

PREPARED BY:
BASS AND BASS
ATTORNEYS AT LAW
CARTHAGE, TENNESSEE

I FURTHER COVENANT and bind myself, my representatives and assigns, to warrant and forever defend the title to the said tract or parcel of land to the said **DAVID B. LEE** and wife, **ELIZABETH W. LEE.,** their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 13th day of March, 1991.

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James L. Bass, Trustee

JAMES L. BASS, TRUSTEE
UNDER THE TRUST OF
ALMA M. STAUB

IDENTIFICATION REFERENCE
Mar 14 2 27 PM '91
99125

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named **JAMES L. BASS,** the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, this the 13th day of March, 1991.

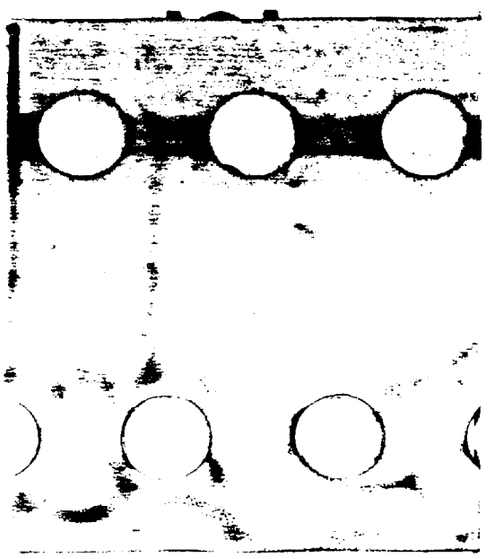
James Davis
NOTARY PUBLIC

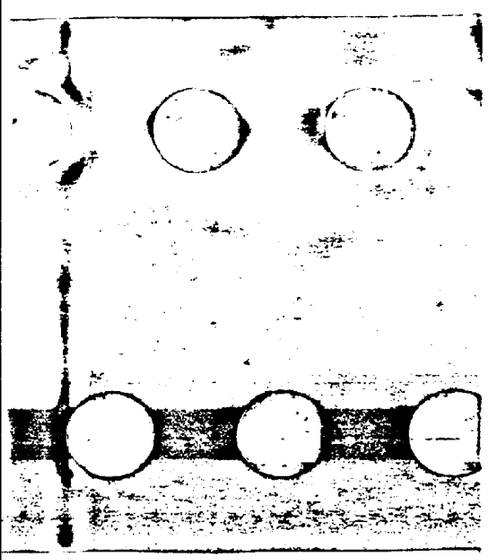
JAMES DAVID BASS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission expires: 3-17-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 50,000.00
Elizabeth W. Lee
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14th DAY OF March 1991.
L. Crandall
Deputy Register

STATE TAX 271.00 03CHECK





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8309 PAGE 598

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	80000.00
CON TX	264.00
PRFEE	1.00
WDEED	6.00
TOTAL	271.00
CHECK	271.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/14/91 01 14:08 0001 3574

99125

IDENTIF. REFERENCE

MAR 14 2 07 PM '91

DAVIDSON COUNTY, TN.

No. 404357