This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9402 PAGE 968

ADDRESS NEW OWNER:
Joseph C. Formosa
3063 Casa Drive
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Trans Financial Bank
P.O. Box 1718
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 108-3
PARCEL 147
3D91399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Guy G. Lee, Jr. and wife, Clysta J. Lee; Thomas S. Lee and wife, Peggy F. Lee and Patricia Lee Baugus and husband, Ron Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph C. Formosa, Unmarried , 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:

BEING Lot 51-B, Zone Lot Division, Lots 49 & 50, A resubdivision of Lots 35 & 42-50, Section Five, Patio Villa, Lots 51-53, Section Five, Patio Villa, as recorded in Plat Book 6250, page 451, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Guy G. Lee, Jr. and wife, Clysta J. Lee; Thomas S. Lee and wife, Peggy F. Lee and Patricia Lee Baugus, by deed from Bill Tedder and D'Ann Tedder d/b/a Eagle Construction Company of record in Book 6629, Page 47, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Guy G. Lee executed this instrument on behalf of Thomas S. Lee and wife, Peggy F. Lee pursuant to a Power of Attorney which is being placed of record currently herewith.

Guy G. Lee, Jr. and Guy G. Lee is one in the same person.

This conveyance is subject to restrictions of record in Book 6199, Page 70 and in Plat Book 6250, page 451, said Register's Office.

This conveyance is subject to all applicable building setback lines and easement of record in Book 6250, Page 451, said Register's Office.

Subject to the general notes on plat of record in Plat Book 6250, Page 451, Register's Office, Davidson County, Tennessee.

This is improved property known as 3063 Casa Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Joseph C. Formosa, Unmarried, their heirs 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 convey 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of June, 1994.

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Guy G. Lee, Jr.
Guy G. Lee Jr.

Clysta J. Lee
Clysta J. Lee

Thomas S. Lee
Thomas S. Lee

By Guy G. Lee Attorney-in-Fact
By Guy G. Lee, Attorney-in-Fact

Peggy F. Lee
Peggy F. Lee

By Guy G. Lee Attorney-in-Fact
By Guy G. Lee, Attorney-in-Fact

Patricia Lee Baugus
Patricia Lee Baugus

Ron Smith
Ron Smith

69449
IDENTIF. & REFERENCE

94 JUL -8 PM 3:50
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Guy G. Lee, Jr. and wife, Clysta J. Lee and Patricia Lee Baugus and husband, Ron Smith the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1994.

Diane Mullane
NOTARY PUBLIC

DIANE MULLANE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Guy G. Lee as Attorney-in-Fact for Thomas S. Lee and wife, Peggy F. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 40,500.00.

X Joseph C. Fowler
AFFIANT

Subscribed and sworn to before me this 30th day of June, 1994.

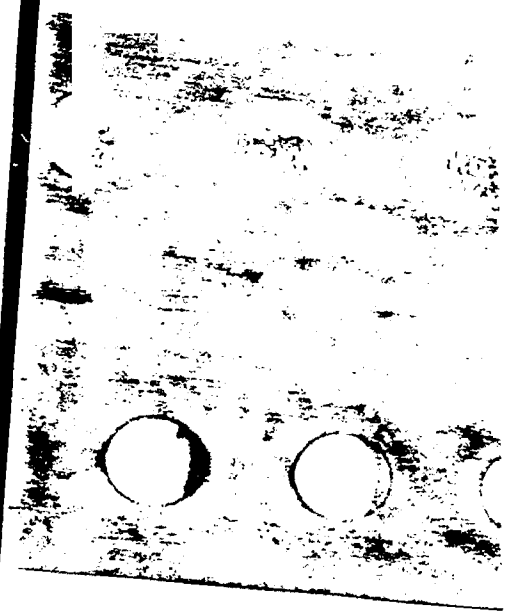
NOTARY PUBLIC
My Commission Expires: 9-21-96

STATE 07/08 0101 03CHECK 162.85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

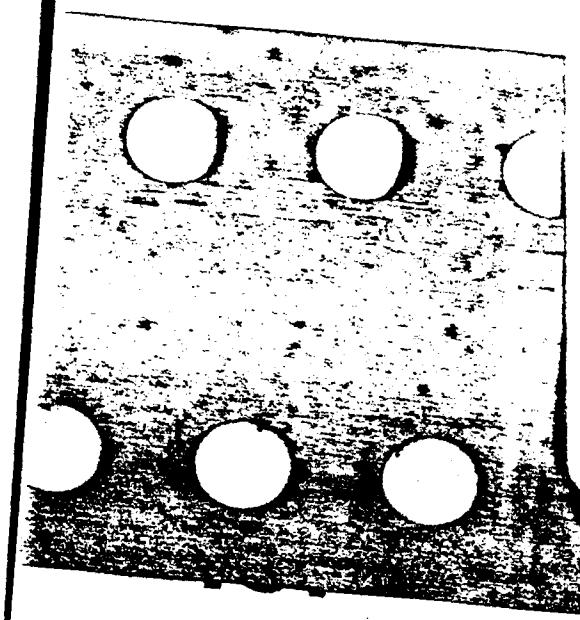
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	40500.00
CON TX	149.85
PRFEE	1.00
WDEED	12.00
TOTAL	162.85
CHECK	162.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5178



69449
IDENTIF. ↑ REFERENCE

94 JUL -8 PM 3:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 811808