THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 120,500.00

Michael Brooks Lee
Affiant

Subscribed and sworn to before me, this 22nd day of October 1999

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL BROOKS LEE 1922 Riverwood Drive Nashville, Tennessee 37216	GUARANTY TRUST COMPANY 640 Broadmor Boulevard #100 Murfreesboro, Tennessee 37129	MAP 72-4 PARCEL 336

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND FIVE HUNDRED AND NO/100---------- ($ 120,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JAMES R. LABERGE, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL BROOKS LEE AND WIFE, JANET L. LEE hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 8 and the westerly one-half of Lot No. 9 on the Plan of Happy Valley, Section A, not of record and described according to a survey made by John Kohl dated May 7, 1968, as follows:

BEGINNING at a point on the southeasterly margin of Riverwood Drive (formerly Williams Ferry Road), said point being located 550.0 feet northeast of the intersection of the southeasterly margin of Riverwood Drive and the northeasterly margin of Cooper Lane; thence with the margin of Riverwood Drive northeastwardly 112.5 feet to a point; thence southestwardly 163.0 feet, more or less, to a point; thence southwesterly 112.5 feet to a point; thence northwestwardly 165.5 feet to the point of beginning.

BEING the same property conveyed to James Robert LaBerge and wife, Susan Jean LaBerge, by deed from David Shearon and wife, Patricia Shearon, of record in Book 7598, page 9, Register's Office for Davidson County, Tennessee; the said Susan Jean LaBerge having since conveyed her interest in subject property to James Robert LaBerge by Quitclaim Deed of record in Book 11717, page 216, Register's Office for Davidson County, Tennessee.

This is improved property known as 1922 Riverwood Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Happy Valley, Section A (not of record) of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

99123102/22 0136 PM CHECK
456.85

GRANTOR___ FURTHER COVENANTs__ and bind s himself , his heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of October, 19 99.

BOOK 11717 PAGE 219

James R. LaBerge

JAMES R. LABERGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. LABERGE, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of October , 19 99.

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

0650398

RELEASE REFERENCE

FILED
OCT 26 AM 10: 17
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11717 PAGE 220

06 50398 ... REFERENCE

99 OCT 26 AM 10:17

DAVIDSON COUNTY REGISTER

CAMT
120500.00
CON TX 445.85
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 456.85
CHECK 456.85

10/26/99 01 10:21 0001 3912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531691