PICK-UP

Instr:200001120004370 Page: 1 OF 2
REC'D FOR REC 01/12/2000 11:13:54AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ.
2100 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
ONETA FAY LEE, Trustee LEE LIVING TRUST 221 Wellington Drive Madison, Tennessee 37115	Same	Map 51-11 Parcel 22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

Oneta F. Lee
ONETA FAY LEE

Sworn to and subscribed before me this 4th day of January, 2000.

Notary Public
My Commission Expires: 7/22/02

NOTARY PUBLIC AT LARGE DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, ONETA F. LEE, being one and the same as ONETA FAY LEE, has this date bargained and sold, and does hereby transfer and convey unto ONETA FAY LEE, Trustee, or her successors in trust, under the revocable LEE LIVING TRUST, dated October 20, 1999, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

TRACT ONE

BEING Lot No. 104 on the Plan of Oakland Acres, Section 8, which is of record in Book 2854, Page 78, Register's Office, Davidson County, Tennessee, and described as follows:

SAID Lot No. 104 fronts 170.0 feet on the southerly side of Wellington Drive and extends back between lines measuring 201.9 feet on the easterly side and 318.0 feet on the westerly side to a line in the rear measuring 203.8 feet.

INCLUDED in the foregoing description, but expressly excluded therefrom is the property conveyed to Hardcastle Construction Company by deed of record in Book 3223, Page 436, Register's Office, Davidson County, Tennessee, to which deed reference is here made for a more complete description.

TRACT TWO

LAND in Davidson County, Tennessee, being a triangular strip, which is part of Lot No. 102 on the map of Oakland Acres, Section 10, which is of record in Book 2900, Page 140, Register's Office, Davidson County, Tennessee, and described according to a survey thereof made by T. R. Sanford, Surveyor, on March 31, 1961, as follows:

BEGINNING at a concrete monument which is the common rear corner of Lots No. 103 and 104 as shown on the Map of Oakland Acres, Section 8, of record in Book 2854, Page 78, said Register's Office, and Lot No. 102 on the Map of Oakland Acres, Section 10, of record in Book 2900, Page 140, said Register's Office; thence N. 1° 20' E. 25 feet to a concrete monument; thence N. 69° 25' 30" E. 90.2 feet to an iron pin; thence S. 56° 20' W. 102.10 feet to the beginning point.

BEING the same property conveyed by Brandon L. Street to Tommy T. Lee and wife, Oneta F. Lee, by deed of record in Book 7760, Page 654, Register's Office, Davidson County, Tennessee, the said Tommy T. Lee having since died.

This property is conveyed subject to all easements, covenants and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

221 Wellington Drive, Madison, Tennessee, 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 MY HAND this 4th day of January, 2000.

Oneta F. Lee

ONETA FAY LEE

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 ONETA FAY LEE, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of January, 2000.

Connie A. Lynlin

NOTARY PUBLIC

My Commission Expires: 7/22/00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY