Instr:200007260073842 Page: 1 OF 2
REC'D FOR REC 07/26/2000 11:26:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $327.45

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
FILE BOX "7"
SP39144

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$88,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20 DAY OF July, 2000.
|
|NOTARY PUBLIC
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Gaffney, III 7006 Bonnavent Drive Hermitage, TN 37076	SAME	Map 74-08 Parcel 96

For and in 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,

Bill J. Lee and wife, Rose M. Lee

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John P. Gaffney, III, unmarried
a/k/a John P. Gaffney

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 NO. 760, ON THE PLAN OF HERMITAGE HILLS, SECTION 7, OR RECORD IN PLAT BOOK 3300, PAGES 62 AND 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICKEY A. MITCHELL AND WIFE, LAURIE F. MITCHELL, AS TENANTS BY THE ENTIRETY, BY DEED FROM BILL J. LEE AND WIFE, ROSE M. LEE, DATED JANUARY 9, 1998, AND OF RECORD IN BOOK 10754, PAGE 179, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MICKEY A. MITCHELL BY QUITCLAIM DEED FROM LAURIE P. MITCHELL, OF RECORD IN INSTRUMENT NUMBER 200005100047240, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO BILL J. LEE AND WIFE, ROSE M. LEE BY QUITCLAIM DEED FROM MICKEY A. MITCHELL, UNMARRIED, DATED MAY 10, 2000, AND OF RECORD IN INSTRUMENT NUMBER 200005100047241, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:
1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of said lot, a 10' easement for utilities and drainage purposes along the rear of said lot, and a 2½' x 25' utility anchor easement over the southwest of said lot.
3) Property is subject to Restrictive Covenants contained in Book 3399, Page 446, and Book 3404, Page 165, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 7006 Bonnavent Drive, Hermitage, TN 37076
(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 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 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 20th day of July, 2000.

Bill J. Lee

Rose M. Lee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bill J. Lee and wife, Rose M. Lee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076