39-B

Davidson County DEEDWARR
Recvd: 12/01/00 15:05 2pgs
Fees:11.00 Taxes:958.30
20001201-0118204

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39406** FILE BOX # 39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 259,000.00.**

X Gary R Lee, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **30TH DAY OF NOVEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9-2-2001

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
GEORGE R. LEE, III and wife, **AMY M. LEE** **2506 Sunset Place** **Nashville, Tennessee 37212**	**NATIONAL BANK OF COMMERCE** **115 29TH Avenue, South** **Nashville, Tennessee 37212**	**104-15-75** **24W9530**

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, JOHN D. NIEDERNHOFER and wife, ERIKA L. NIEDERNHOFER**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE R. LEE, III and wife, AMY M. LEE**

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:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 30 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 30 fronts 50 feet on the northerly side of Sunset Place, formerly "B" Street or Turner Avenue, and runs back between parallel lines 160.5 feet to a dead line in the rear.

Being the same property conveyed to John D. Niedernhofer and wife, Erika L. Niedernhofer by deed from Maki Lin, unmarried, of record in Book 11549, page 100, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Power of Attorney executed by John D. Niedernhofer and wife, Erika L. Niedernhofer giving authority to sign to Marilyn Gross, being recorded simultaneously herewith.

Unimproved ( )
This is improved (X) property, known as **2506 Sunset Place, Nashville, Tennessee 37212**
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 HANDS THIS 30TH DAY OF NOVEMBER, 2000.

John D Niedernhofer by Marilyn Gross, attorney in fact
JOHN D. NIEDERNHOFER

ERIKA L. NIEDERNHOFER
Erika L Niedernhofer by Marilyn Gross, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of November, 2000, before me personally appeared MARILYN GROSS to me known to be the person who executed the foregoing instrument in behalf of JOHN D. NIEDERNHOFER and wife, ERIKA L. NIEDERNHOFER, as their Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said JOHN D. NIEDERNHOFER and wife, ERIKA L. NIEDERNHOFER, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of November, 2000.

NOTARY PUBLIC

My Commission Expires: 9-29-2001