RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40073**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/01 16:05 2pgs
Fees:13.00 Taxes:457.88

20010727-0080159

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 123,750.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **26th day of JULY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 9/28/04

NOTARY PUBLIC AT LARGE WESTBROOK WILLIAMSON COUNTY

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 #
Alison E. Schmied ~~ALLISON E. SCHMIED~~ **824 Benton Avenue** **Nashville, TN 37204**	PHH ~~FHH~~ **MORTGAGE SERVICES** **3000 Leadenhall Road** **Mount Laurel, NJ 08054**	**105-9-435** **16W 17175**

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 K. LEE and wife, CARLA K. TUCKER LEE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alison E. Schmied, an unmarried person

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 part of Lot No. 56 on the Plan of Waverly Place, as of record in Book 57, Page 95, Register's Office for said County and described as follows:

Beginning at the northwest intersection of Harewood Avenue or Benton Avenue and the west margin of the first alley of Elliot Avenue; thence with the margin of said alley, notwithstanding 97 feet to a point; thence southwesterly 59 feet to an iron pin; thence southwesterly 97 feet to an iron pin in the margin of Harewood or Benton Avenue; thence with the margin of the same, northeasterly 59 feet to the point of beginning.

Being the same property conveyed to John K. Lee and wife, Carla K. Tucker by deed from Scott Chase and J. Wayne Biggers, of record in Book 10302, Page 536, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Unimproved ( )

This is improved (x) property, known as **824 Benton Avenue, Nashville, Tennessee 37204**
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 26th DAY OF JULY, 2001.

JOHN K. LEE

CARLA K. TUCKER LEE
by JOHN K. LEE ATTY IN FACT.

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 **JOHN K. LEE** 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 at Nashville, Tennessee, this the 26TH day of July, 2001.

NOTARY PUBLIC

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/23/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of July, 2001, before me personally appeared JOHN K. LEE to me known to be the person who executed the foregoing instrument in behalf of CARLA K. TUCKER LEE, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said CARLA K. TUCKER LEE, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of July, 2001.

NOTARY PUBLIC

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/23/05