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 $ 78,000.00

Cara DeNay Lee
Affiant

Subscribed and sworn to before me, this 25th day of January, 2002

Notary Public

My Commission Expires: 10/17/05

Davidson County DEEDWARR
Recvd: 01/28/02 13:17 2pgs
Fees:13.00 Taxes:288.60
20020128-0011551

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CARA DENAY LEE 1245 Old Hickory Boulevard Nashville, Tennessee 37207	Ronald David and Carlotta Lee 4133 Hoods Branch Road Springfield, Tennessee 37172	Map 41-7 Parcel 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY EIGHT THOUSAND AND NO/100---------- ($ 78,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , WILMATINE M DOUGLAS, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CARA DENAY LEE, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 3 on the Map of the Division of K.J. Morris Lands as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, and being the southeasterly part of Lot No. 36 on the Plan of Hickory Acres Subdivision, Section I, not of record, and described according to a copy of a survey thereof made by George W. Watkins, Surveyor, on July 15, 1952, as follows:

BEGINNING at a point in the southwesterly margin of Old Hickory Boulevard at the common corner of Lots Nos. 36 and 37; said point being 105.0 feet northwest from the beginning of a curve into Hickory Terrace; thence with the line between Lots Nos 36 and 37, southwesterly 395.9 feet to a point; thence North 85.0 feet, more or less, to a point; thence northeasterly 340.0 feet, more or less, to the southwesterly margin of Old Hickory Boulevard; thence with the margin of the same, southeasterly 65.0 feet to the point of beginning.

BEING the same property conveyed to James B. Douglas and wife, Wilmatine M. Douglas, by deed from E.N. Pennington and wife, Rosa Lee Pennington, of record in Book 2804, page 265, Register's Office for Davidson County, Tennessee; the said James B. Douglas having since died. Wilmatine M. Douglas being one and the same person as Wilmatine Madora Douglas.

This is improved property known as 1245 Old Hickory Boulevard, Nashville, Tennessee 37207

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she 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 _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 25th day of January, 2002.

Wilmatine M. Douglas

WILMATINE M DOUGLAS

BY: William M. Douglas

William M. Douglas, Attorney in Fact

BY: James Bell Douglas

James Bell Douglas, Attorney 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 _____, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

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 _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Douglas and James Bell Douglas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wilmatine M. Douglas, and acknowledged that they executed the same as the free act and deed of the said Wilmatine M. Douglas.

WITNESS my hand and seal this 25th day of January, 2002.

Mitchell A. Watts

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee