Davidson County DEEDWARR
Recvd: 02/12/02 10:26 2pgs
Fees:13.00 Taxes:1665.00

20020212-0018350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00.

Becky S. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2002.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Lee Jr.	OWNER	Map: 104-14-H
(NAME) 424 Prestwick Court	(NAME) 350 Wilson Pike Circle	
(ADDRESS) Nashville TN 37205	(ADDRESS) Brentwood, Tn. 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, BECKY S. ANDERSON, UNMARRIED, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto JOHN A. LEE JR., UNMARRIED, hereinafter called the GRANTEE(S), 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 Lot No. 20 on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Plat Book 7900, page 969, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Becky S. Anderson, unmarried, by Deed of record in Book 11562, page 521, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictions of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 259 and in Book 9567, page 301; Deed of Easement in Book 9567, page 691; Sewer Easement in Book 3467, page 204; Charter for Homeowners Association in Book 2937, pages 2931-2944; and, any and all matters shown on the plan of record in Plat Book 7900, page 969 and in Plat Book 6900, pages 840 and 841, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 424 Prestwick Court, Nashville, TN 37205
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 8th day of February, 2002.

Becky S. Anderson

Becky S. Anderson

STATE OF Tennessee

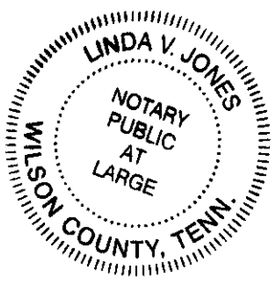
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Becky S. Anderson who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of February, 2002.

Notary Public

My Commission Expires: 7-23-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087