Davidson County DEEDWARR
Recvd: 05/07/02 11:53 2pgs
Fees:13.00 Taxes:214.60
20020507-0055968

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of May, 2002.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Allison A. Lee
2617 Neldia Court
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 072-100-208.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Northfork Properties, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **Allison A. Lee, Unmaried** hereinafter referred to as 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. 10 on the Map of Neldia Heights, of record in Plat Book 2663, page 47, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Northfork Properties, Inc., by Special Warranty Deed from Bank of New York, as Trustee, of record at Instrument #2002 020500 15944, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2663, Page 47, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2535, Page 270, Register's Office for Davidson County, Tennessee.

Subject to an Easement of record in Book 4084, Page 625, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2617 Neldia Court, Nashville, TN 37206.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 1st day of May, 2002.

Northfork Properties, Inc.
By: _____
William H. McClanahan, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. McClanahan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the President of Northfork Properties, Inc., and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as President for Northfork Properties, Inc.

Witness my hand and official seal this 1st day of May, 2002.

My Commission Expires: 11/2/05

_____
Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Return To:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

05166-BW