[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **18th** day of **December, 2002** between **Excel Real Estate & Development, ,** GRANTOR, and **Geraldine P. Lee, an unmarried woman ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 213, Bordeaux Hills, Section 3 of record in Plat Book 3600, page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Excel Real Estate & Development by Warranty Deed from Walter Mason, Sr. unmarried of record in Instrument No 20020913-0111853, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 3600, page 34, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 8774, page 641, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 3217 Lagrange Drive Nashville, Tennessee 37218.

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 we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **18th** day of **December, 2002.**

Excel Real Estate & Development

Dwayne Bell President

Davidson County DEEDWARR
Recvd: 01/06/03 13:35 2pgs
Fees:13.00 Taxes:284.90

20030106-0001941

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dwayne Bell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the President of the Excel Real Estate & Development, and that he/she as such President executed the foregoing instrument for the purpose therein contained by signing the name of Excel Real Estate & Development by him/her self as President. Witness my hand and official seal this 18th day of December, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $77000

Geraldine P. Lee
Affiant

Subscribed and sworn before me this 18th day of December, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Geraldine P. Lee
3217 Lagrange Drive
Nashville, Tennessee 37218

Send Tax Bills to:
Cavalry Banking
2209 Crestmoor Road, Suite 210
Nashville, Tennessee 37215

Map & Parcel Number:

Map 80-08 Parel 156.00