40-A

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/02/03 17:19 3pgs
Fees:18.00 Taxes:925.00
20030902-0127014

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jonathan M. Lee **Jeffrey A. Lee** **5532 Hearthstone Drive** **Brentwood, TN 37027**	CTX MORTGAGE COMPANY, LLC P.O. BOX 199077 DALLAS, TX 75219-9077	**160 11 0 A 077.00CO**

WARRANTY DEED

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, **Timothy H. Self and Elizabeth W. Self,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jonathan M. Lee**, a single person, and **Jeffrey A. Lee,** a single person, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 77 on the Plan of Hemmingwood, Phases I, II, III and IV, as of record in Book 6900, pages 6, 7 and 8, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Elizabeth W. Self, a 99.5% interest, and Timothy H. Self, a 0.5% interest, as tenants in common, by quitclaim deed from Elizabeth W. Self, a widow, of record in Instrument No. 20011229-0144315, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Restrictive covenants in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6848, page 268, and Book 7269, page 387, RODC, TN.
2. Charter for Heritage Heights in Book 6704, page 373, name change to Hemmingwood in Book 6936, page 894, RODC, TN.
3. Storm water easements in Book 6728, page 673, Book 7597, page 691, Book 7597, page 695, Book 7597, page 723, and Book 7597, page 728, RODC, TN.
4. All matters of record in Book 6900, pages 6, 7 and 8, RODC, TN.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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,

warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

AND I, Melissa Matlock Self, wife of Timothy H. Self, join in this conveyance for the purpose of conveying any marital interest I may have in this property to grantee herein.

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.

This improved property is known as:

5532 Hearthstone Drive, Brentwood, TN 37027.

WITNESS OUR HANDS THIS 29th DAY OF AUGUST, 2003, IN BRENTWOOD, TENNESSEE.

Elizabeth W. Self

by Timothy H. Self, Attorney in Fact**

Timothy H. Self

Melissa Matlock Self

**See Power of Attorney of record in Instrument No. 20030902 - 0127013, RODC, TN.

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary for said State and County, Melissa Matlock Self, wife of Timothy H. Self, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of August, 2003.

NOTARY PUBLIC AT LARGE SHELBY COUNTY TENNESSEE

MY COMMISSION EXPIRES DEC. 20, 2005

Notary Public

My Commission Expires: MY COMMISSION EXPIRES DEC. 20, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Timothy H. Self, for himself and as Attorney in Fact for Elizabeth W. Self, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of August, 2003.

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES DEC. 20, 2005

MY COMMISSION EXPIRES DEC. 20, 2005

Notary Public

My Commission Expires: MY COMMISSION EXPIRES DEC. 20, 2005

14826.2003/MS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of August, 2003, in Brentwood, Tennessee.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES DEC. 20, 2005

14826.2003/MS