File No.: 20403227
Office: Pinnacle Title

SEND TAX BILLS TO:
Kenneth A. White
217 Donelson Hills Dr.
Nashville, Tennessee, 37214

Davidson County DEEDWARR
Recvd: 04/16/04 08:56 2pgs
Fees:13.00 Taxes:444.00
20040416-0042865

WARRANTY DEED

THIS INDENTURE, made and entered into 5th day of April, 2004, by and between Donna Faye Lee and Patsy Ann Burke, party of the first part, and Kenneth A. White and Kerri A. Burke-White, husband and wife, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in had paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 104, Donelson Hills Subdivision, of record in Book 2332, Page 22, Register's Office for Davidson County, Tennessee. Said Lot 104 fronts 110 feet on the easterly side of Donelson Hills Drive and extends back between parallel lines 234.6 feet on the southerly line and 202 feet on the northerly line to the west margin of an easement and measuring 110 feet thereon.

BEING the same property conveyed to Patsy Ann Burke and Donna Faye Lee, by Affidavit of Heirship dated February 4, 2004, of record in Instrument # 20040204-0013329, in the Office aforesaid. (The Riley's took title on May 24, 1956)

PROPERTY ADDRESS:
217 Donelson Hills Dr.
Nashville Tennessee, 37214

MAP PARCEL NUMBER(S):
095-02-0 030.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said part of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

And that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their property gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Donna Faye Lee
Donna Faye Lee

Patsy Ann Burke

Patsy Ann Burke

STATE OF TENNESSEE)

COUNTY OF Wilson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Donna Faye Lee and Patsy Ann Burke, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal on 5th day of April, 2004.

My commission expires: 12-15-07

Notary Public

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me 5th day of April, 2004, by Kenneth A. Lee affiant.

My commission expires: 12-15-07

Notary Public

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT PREPARED BY:
Dennis L. Mattingly, Attorney at Law
Pinnacle Title
3801 Springhurst Blvd. Suite 102
Louisville, KY 40241