THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
328 Cedarmont
Nashville TN 37211
Kim Rutledge

MAP PARCEL NUMBERS
162-13-92.00

Davidson County DEEDWARR
Recvd: 05/26/04 12:39 2pgs
Fees:13.00 Taxes:370.56
20040526-0061809

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of February **2004**, by and between **Roger Roberts, a married man, and Donald R. Lee, a married man**, party of the first part, and **Kim Rutledge**, party of the second part,

WITNESSETH: That for and in consideration of **$100,150.00** cash in hand 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 Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of revised Section One, Cedarwood Estates, of record in Plat Book 4675, pages 62 and 63, Register's Office for said county, to which reference is made for a more complete descrition.

Being the same property conveyed to Roger Roberts, married and Donald R. Lee, married, by Warranty Ded from Leesuh J. Miller, of record in Instrument No. 20030918-0137854, Register's Office for Davidson County, Tennessee.

This property is also known as 328 Cedarmont Drive, Nashville, TN 37211.

The above referenced property is not and never has been the primary residence of either of the Grantors.

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 party 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 proper 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.

Roger Roberts By Donald Lee Attorney-N-Fact
Roger Roberts

Donald R Lee
Donald R. Lee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roger Roberts and Donald R. Lee, both married** to me

known to be the persons 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 at office this 13TH day of February, **2004.**

My commission expires 9/30/06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN MY COMMISSION EXPIRES SEPTEMBER 30, 2006

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, **$100,150.00,** 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 this 13th day of February, **2004**.

PROPERTY ADDRESS:
328 Cedarmont Drive
Nashville, TN 37211

Name and address of New owner:
Kimberly Rutledge

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN MY COMMISSION EXPIRES SEPTEMBER 30, 2006