Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1194

Davidson County DEEDWARR
Recvd: 06/16/04 15:43 2pgs
Fees:13.00 Taxes:1585.10

20040616-0071487

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert J. Chatham, and Marcy A. Harris**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lee D. Babcock, and spouse Martha Babcock**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee described as follows, to-wit:

Being the northerly fifty (50) feet to Lot No. 56 in the Plan of Christopher & Kirkman's Belmont Park Subdivision, a plan of which is of record in Book 57, page 158, and Book 421, Page 154, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 56 fronts fifty (50) feet on the westerly side of 19th Avenue South, formerly Avondale Avenue, and runs back between parallel lines one hundred and fifty-nine (159) feet to an alley.

Being the same property conveyed to Robert J. Chatham and Marcy A. Harris by Warranty Deed from Tadd S. Mitchell and Lauren J. Mitchell, dated June 20, 2003, of record in Instrument No. 20030725-0104306, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1925 19th Avenue South, Nashville TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of June, 2004

Robert J. Chatham

Marcy A. Harris

State of Tennessee)
County of Davidson)

On this 14th day of June, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert J. Chatham and Marcy A. Harris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-07

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 423,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of June, 2004.

Notary Public

My Commission Expires: 7-30-07

NEW OWNER:
Lee D. Babcock
1925 19th Avenue South
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
ABN AMRO Mortgage Group, Inc.
PO Box 57068
Irvine, CA 92619-7068

TAX MAP-PARCEL #:
104-12-170