AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/28/04 10:48 2pgs
Fees:13.00 Taxes:403.30

20040628-0076271

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is. $109,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2004.

Notary Public

My commission expires:_____
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Dupree	Columbia National	**MAP 147-06-132.00**
208 Blackman Road	P.O. Box 3050	
Nashville, TN 37211	Columbia, MD 21045-6050	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David D. Tate and wife, Juanita S. Tate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Dupree and wife, Tiffany Dupree

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of Caldwell Hall, Section 1 of record in Plat Book 2900, Page 57, 58 and 59, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David D. Tate and wife, Juanita S. Tate by deed from Jonathan D. Alderman and wife Debra L. Alderman of record in Book 9143, Page 912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **208 Blackman Road, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to 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. 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 my/our hand(s) this 25th day of June, 2004.

David D. Tate
David D. Tate

Juanita S. Tate
Juanita S. Tate

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David D. Tate and wife, Juanita S. Tate**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **June, 2004.**

Rita Mangrum
Notary Public

My Commission Expires: 3-1-08

RITA MANGRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN