This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
File #15919.2004

Davidson County DEEDWARR
Recvd: 07/07/04 15:50 2pgs
Fees:13.00 Taxes:192.40
20040707-0080909

NEW OWNER:
Thomas E. Ervin
P. O. Box 158462
Nashville, TN 37215

SEND TAX BILL TO:
Same

MAP & PARCEL:
117 11 0 B 100.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jean Je Hiong Lee, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Thomas E. Ervin**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. G-4, Parcel 100, on the revised plan of The Villager East of record in Plat Book 5200, Page 235, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description together with the appurtenant interest in the common elements of Villager East Condominium, a horizontal property regime established by Master Deed of record in Book 5457, Page 298, corrected in Book 5553, Page 336, said Register's Office.
>
> Being the same property conveyed to Jean Je Hiong Lee by Deed from Kathy C. Bishop Harris of record in Book 8185, Page 866, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2004 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 5200, Page 235, said Register's Office.
4. Charter for The Villager East Homeowners Association of record in Book 5450, Page 744, said Register's Office.
5. Master Deed of record in Book 5457, Page 298 and Book 5553, Page 336, said Register's Office.

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(s), his heirs and assigns, forever;

AND I COVENANT with the said Grantee(s) that I am 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 I FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), 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.

This ( ) unimproved (XX) improved property is known as:

3600 Hillsboro Road, Unit G-4, Nashville, Tennessee 37215

Witness our hands this 1st day of July, 2004.

Jean Je Hiong Lee

Jean Je Hiong Lee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, Jean Je Hiong Lee 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 1st day of July, 2004.

THOMAS N. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 1st day of July, 2004.

MARGARET ANN SMITH NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 2/22/05