This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
**George Stallings**
**424 Barkley Court**
**Antioch, TN 37013**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:

**NONE**

Davidson County DEEDWARR
Recvd: 08/10/04 14:26 2pgs
Fees:13.00 Taxes:259.00
20040810-0096645

MAP 148
GROUP 9
PARCEL 140

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Laura D. Lee, married*** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **George Stallings, married** hereinafter called the "GRANTEE", his 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. 57 on the Plan of Section Five, Locustwood, of record in Plat Book 2663, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Laura D. Lee by deed from Richard C. Huff and wife, Kathy M. Huff of record in Book 11248, page 986, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 3921 Creekside Dr., Nashville, Tennessee 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 covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

*Kenneth Lee, spouse of Laura D. Lee, hereby joins in this conveyance to transfer any of his right, title, and interest in the subject property, marital or otherwise.

WITNESS my hand this the 6th day of August, 2004.

Laura D. Lee

Kenneth T. Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Laura D. Lee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

* Kenneth T. Lee

WITNESS my hand and official seal this 6th day of August, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of August, 2004.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005