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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23227-08-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $469,000.00. Beth C. Lee Affiant Subscribed and sworn to before me this 12th day of August, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Betty J. Anderson 2045 Castleman Drive Nashville, TN 37215	**Send Tax Bills To:** First Horizon Home Loan Corp. 1555 W. Walnut Hill Lane Irving TX 75038	**Tax Information:** Map No.131.06-0 Parcel No. 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beth C. Lee, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Betty J. Anderson, married,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2045 Castleman Drive, Nashville, Tennessee 37215

William F. Lee, spouse of Beth C. Lee, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of his marriage to the said Beth C. Lee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of August, 2004.

Beth C. Lee
Beth C. Lee

William F. Lee
William F. Lee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beth C. Lee and William F. Lee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2004.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 08/13/04 14:28 2pgs
Fees:13.00 Taxes:1735.30

20040813-0098345

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot No. 51 on the Plan of Hollywood Place, as of record in Plat Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee, described as follows:

Said easterly 100 feet of Lot No. 51 fronts the southerly side of Castleman Drive formerly Hollywood Drive (also at one time Chaplin Ave.) and runs back with its easterly line 370 feet and its westerly line 456 feet to a dead line and measures 100 feet on its rear line.

Being the same property conveyed to Beth C. Lee, a married person, by deed dated July 26, 2002 from Russell E. Miller and wife, Susan A. Howell Miller of record in Instrument No. 20020806-0094348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Easements of record in Book 3767, page 240, Book 6813, page 607; and
3. All matters appearing on the Plan of record as Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.