This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040287

Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Send Tax Bills To:
Premier Park of Brentwood
115 S. 13th
Nash. TN 37206

Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

New Owner is:
9553 Clovercroft
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/01/04 11:57 2pgs
Fees:13.00 Taxes:222.00
20040901-0105796

MAP:
PARCEL: 83-14-154.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brenda Guthrie ,an unmarried person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert Edward Lee, IV as an individual** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, located in the City of Nashville, being Lot No. 58 and the westerly 7-1\2 feet of Lot 57 of Block C on The Map of Priest Home Place, as recorded in Book 161, Page 102, Register's Office of Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 57-1\2 feet on the south side of Russell Street and run back between parallel lines along the easterly margin of 19th Street, 160 feet to an alley.

Being the same property conveyed to Brenda J. Guthrie, an unmarried woman as shown in Warranty Deed of record in Book 9726, Page 706 dated July 7, 1995 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of August, 2004.

GRANTOR:

Brenda Guthrie

Brenda Guthrie

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brenda Guthrie ,an unmarried person** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of August, 2004.

Notary Public

My Commission Expires: 11/25/06

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

SWORN TO and subscribed before me this 24th day of August, 2004.

NOTARY PUBLIC

My commission expires:

11/25/06