WARRANTY DEED

B-FSR-04-0803

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
11-24-07

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald D. Lee	New Owner (NAME)	
803 Crestwood Drive (ADDRESS)	(ADDRESS)	132-6-16
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMY COLLEEN BORNSTEIN, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD D. LEE AND WIFE, ROSE ANN LEE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 on the Plan of Crestwood Acres, of record in Plat Book 1130, Page 60, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amy Colleen Bornstein, an unmarried woman, by Deed dated May 18, 2004 and filed for record on May 19, 2004 in Instrument Number 20040519-0058836, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Mark Poe and Pamela Poe by Deed dated March 25, 1993 and filed for record on April 23, 1993 in Book 8923, Page 895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 803 Crestwood Drive, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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(S), their 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 2nd day of September, 2004.

Amy Colleen Bornstein

Davidson County DEEDWARR
Recvd: 09/17/04 15:16 2pgs
Fees:13.00 Taxes:1439.30

20040917-0112401

STATE OF Tennessee
COUNTY OF Davidson

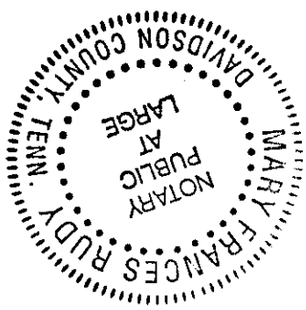
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Colleen Bornstein, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal this the 2nd day of September, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903