Davidson County DEEDWARR
Recvd: 10/08/04 12:05 2pgs
Fees:13.00 Taxes:333.00
20041008-0121966

**This Instrument Was Prepared By:**
**CONSUMER TRUST TITLE & ESCROW, LLC**
**219 WARD CIRCLE, SUITE 3**
**BRENTWOOD, TENN. 37027**
**(615) 369-0039**

**PLEASE RETURN ORIGINAL TO:**
**CONSUMER TRUST TITLE & ESCROW, LLC**
**219 WARD CIRCLE, SUITE 3**
**BRENTWOOD, TENN. 37027**
**(615) 369-0039**

STATE OF TENNESSEE
COUNTY OF

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 90,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Affiant**

Subscribed and sworn to before me this the 6 **day of OCTOBER, 2004.**
Notary Public

NOTARY PUBLIC
Commission Expiration:

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

# WARRANTY DEED

| NAME OF NEW OWNERS: | PLEASE SEND TAX BILLS TO: | ADDRESS OF NEW OWNER: |
|---|---|---|
| CHARLES LEE, UNMARRIED | SAME ADDRESS | 407 LOCKLAND DRIVE NASHVILLE, TN 37206 |
| | | |
| | | PROPERTY ADDRESS: 407 LOCKLAND DRIVE NASHVILLE, TN 37206 |
| | | |

**MAP PARCEL NUMBER**
**83-10-75**

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **SUSAN L. DORRIS AND ELAINE J. DORRIS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **CHARLES LEE, UNMARRIED** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156 AND 157 ON THE PLAN OF MCEWEN PLACE OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO SUSAN L. DORRIS AND ELAINE J. DORRIS, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED OF CHARLES E. LEE, JR. UNMARRIED DATED JUNE 5, 1989 AND RECORDED JUNE 6, 1989 IN BOOK 7857, PAGE 927, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**This property is known as 407 LOCKLAND DRIVE, NASHVILLE, TN 37206**

**This property is subject to all matters shown on the Plat of record in Book 332, Page 133, and encumbrances, easements, and other matters of public record as may affect the property.**

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 6 day of October, 2004

**SUSAN L. DORRIS (GRANTOR)**

**ELAINE J. DORRIS (GRANTOR)**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN L. DORRIS AND ELAINE J. DORRIS** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 **day of October, 2004.**

Notary Public

My Commission Expires: _____

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 9 2008