WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/04 12:24 2pgs
Fees:13.00 Taxes:59.02

20041217-0150220

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$15,950.00

Affiant

Subscribed and sworn to before me this 17 day of December, 2004

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

KAY E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kenneth Lee	SAME	081-15-231.00
1704 Underwood Street		
Nashville, TN 37208		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robertson Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kenneth Lee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a part of Lots Nos. 381 and 382 on the plan of McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the northerly margin of Underwood Street at a point 50 feet 7 inches, more or less, west of the westerly margin of 17th Avenue North, formerly James Street being the southwest corner of the property conveyed to Marshall and Cleio Lee, by deed from W.H. Moreland and wife, of record in book 621, page 237, said Register's Office; thence with their west line, northwardly 148 feet, more or less, to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 50 feet, more or less, to the northeast corner of the property conveyed to Henry Potter and wife, by deed from P.H. Henderson, Trustee, et al., of record in book 634, page 40, Register's Office aforesaid; thence with their east line southwardly 128 feet 10 inches, more or less, to the northerly margin of Underwood Street, thence with the northerly margin of said Street, eastwardly 50 feet 7 1/2 inched, more or less, to the beginning.

Being the same property conveyed to Robertson Properties, LLC, by Deed from Hazel Langley Robinson and Willie F. Langley, on March 22, 2004, of record in Instrument number 20040325-0033729, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **1704 Underwood Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 17, 2004.

Robertson Properties, LLC

By Joseph Robertson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17 day of December, 2004, before me, appeared Joseph Robertson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Robertson Properties, LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Joseph Robertson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

9-22-07