WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/04 12:17 2 pgs
Fees:13.00 Taxes:1091.50

20041230-0154724

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

/s/ Leslie A. Preston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF December 2004

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 211, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie A. Preston	Bank of America, N.A.	MAP 021
(NAME)	(NAME)	
5300 Rawlings Road	900 W. Trade Street	PARCEL 090.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clarence B. Lee and wife, Ramona Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie A. Preston and James N. Hamlet II, both unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows; Beginning at an iron spike in the center line of North Bernard Road at the southwest corner of the property conveyed to Kenneth W. Evans and wife, of record in Book 2015, Page 253; Register's Office for said County; thence with the center line of said Road, South 80 deg. West 57.8 feet to a spike at the southeast corner of a one acre tract conveyed to Clarence B. Lee and wife, of record in Book 2639, Page 473; said Register's Office; thence with Lee's line, as follows: Northerly at right angles to North Bernard Road 210 feet; westerly at right angles 210 feet; southerly at right angles 210 feet to the center line of North Bernard Road; thence with the center line of the same, South 80 deg. West 239.9 feet more or less to an iron spike at the southeast corner of the property conveyed to Charles E. Culwell and wife, by deed of record in Book 2734, Page 285; thence with Culwell's east line North 6 deg. West 1,066 feet to the center line of a creek; thence with the center line of the same, North 54 deg. 30' East 191 feet to the center line of another creek; thence with the center line of the last mentioned creek, south 72 deg. 30' East 269 feet; North 76 deg. East 116 feet; South 86 deg. 40' East 78 feet to said Evans northwest corner; thence with Evan's west line, South 2 deg. East 1,020 feet to the point of beginning, containing 12.46 acres more or less.

BEING the same property conveyed to Clarence B. Lee and wife, Ramona Lee by

CONTINUED

This is unimproved ( ) improved (X) property, known as 5300 Rawlings Road, Joelton, TN 37080
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 27th day of December, 2004

/s/ Clarence B. Lee
Clarence B. Lee

/s/ Ramona Lee
Ramona Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence B. Lee and wife, Ramona Lee

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 27th day of December 2004.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHNOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Installment Deed dated April 26, 1958, from Allen W. Endsley and wife, Hazel Endsley of record in Book 2747, Page 89, Register's Office for Davidson County, Tennessee

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.