OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ____
DAY OF January, 2005.

NOTARY PUBLIC

My Commission expires

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN. My Commission Expires JUNE 8, 2007

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MICHAEL MARCHETTI, MARRIED	Same	130-11-95
(NAME)	(NAME)	
3621 HAMPTON AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 335,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN W. LEE AND WIFE, IVA B. LEE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL MARCHETTI, MARRIED

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Davidson County DEEDWARR
Recvd: 01/27/05 10:01 3 pgs
Fees:18.00 Taxes:1239.50
20050127-0010008

Being the same property conveyed to John W. Lee and wife, Iva B. Lee, by deed of Nashville Mortgage and Realty Company dated September , 1967, and recorded October 2, 1967, in Book 4176, page 918, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County Taxes for 2005, which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 1424, page 25, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3912 Wayland Drive - Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. **We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 25th day of January, 2005.

John W. Lee
JOHN W. LEE

Iva B. Lee
IVA B. LEE

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN W. LEE AND IVA B. LEE, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 25th day of January, 2005.

My Commission expires:
7-28-06

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____
Notary Public

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, BLOCK R, AS SHOWN ON THE MAP ENTITLED TYNE MEADE SECTION IV, OF RECORD IN PLAT BOOK 1424, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF WAYLAND DRIVE AT THE COMMON CORNER OF LOTS NOS. 1 AND 2; THENCE NORTHERLY WITH THE LINE BETWEEN SAID LOTS. 274.9 FEET; THENCE WESTERLY ALONG THE REAR LINE OF LOT NO. 1, 268.64 FEET TO THE EASTERLY MARGIN OF BEACON DRIVE; THENCE SOUTHERLY ALONG SAID DRIVE, 187.54 FEET TO A CONCRETE MONUMNET AT THE BEGINNING OF A CURVE; THENCE AROUND THE CURVE IN A SOUTHEASTERLY DIRECTION 23.50 FEET TO A CONCRETE MONUMENT IN THE NORTH MARGINOF WAYLAND DRIVE; HENCE EASTERLY ALONG THE DRIVE, 162.68 FEET TO THE BEGINNING.