State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Subscribed and sworn to before me, this 27th day of January, 2005.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

My Commission Expires: 1/27/07

X Robert S Lemons
Affiant

File No. N13859

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/04/05 15:13 2 pgs
Fees:13.00 Taxes:277.50
20050204-0013505

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Robert S. Lemons		NAME: Robert S. Lemons	
STREET ADDRESS: 708 Vanderhorst Drive		STREET ADDRESS: 708 Vanderhorst Drive	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37207		ZIP CODE: 37207	
MAP & PARCEL NO.: 059-15-0-154.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Helen Theodosia Jones Lemons

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Robert S. Lemons

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 224 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, Page 88, Register's Office of Davidson County, Tennessee.

Said Lot No. 224 fronts 70.0 feet on the northerly side of Vanderhorst Drive and extends back between parallel lines 135 feet to a dead line.

BEING the same property conveyed to Helen Theodosia Jones Lemons by Quit Claim Deed from Hinton Claudius Jones, Jr., Marilavinia Jones Halyard and Manfred Greer Jones, dated 05/31/99, recorded 06/03/99, in Book 11509, Page 912, Davidson County, Tennessee.

This is improved property known as 708 Vanderhorst Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of January, 2005.

X Helen Theodosia Jones Lemons
Helen Theodosia Jones Lemons

State of Tennessee
County of Davidson } ss

On this the 27th day of January, 2005, before me, the undersigned Notary Public, personally appeared **Helen Theodosia Jones Lemons**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto ~~set my hand and~~ official seal.

Notary Public
My commission expires 1/27/07

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

WARRANTY DEED