Davidson County DEEDWARR
Recvd: 04/04/05 08:47 2 pgs
Fees:13.00 Taxes:442.15
20050404-0035922

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Mr. & Mrs. Jason W. Lee
2832 Steamboat Drive
Nashville, TN 37214

Send Tax Bills to:
Same

Map-Parcel:
Map: 62-2
Group: A
Parcel: 139 CO

FOR AND IN 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, **Regina L. Sharp and husband, Donald B. Sharp, Jr.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason W. Lee and wife, Crystalrose J. Lee**, hereinafter called the Grantees, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 139 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900 at page 158, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Regina L. Sharp and husband, Donald B. Sharp, Jr., by Quitclaim deed from Regina L. Sharp, dated April 22, 1994, and recorded in Book 9321, page 324, Register's Office for said County.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions filed in Book 6851, page 370 and Book 6851, page 390, said Register's Office; all matters as shown in the recorded plat and all applicable local government planning, building and zoning regulations.

This is improved property known as: 2832 Steamboat Drive, Nashville, TN 37214

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 whosoever.

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 31st day of March, 2005.

Regina L. Sharp
Regina L. Sharp

Donald B. Sharp, Jr.
Donald B. Sharp, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2005, before me personally appeared, Regina L. Sharp and Donald B. Sharp, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $119,500.00.

Affiant

Sworn to and subscribed before me
this 31st day of March, 2005.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006