THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Lundy Scott Lee
665 Long Hunter Court
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 04/08/05 08:43 2 pg
Fees:13.00 Taxes:370.00
20050408-0038607

MAP PARCEL NUMBERS (135-08-0-A-665co)

WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of March, 2005, by and between **Douglas R. Smith**, party of the first part, and **Lundy Scott Lee**, party of the second part,

WITNESSETH: That for and in consideration of **$100,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Unit No 665, Nashboro Village Nineteen, of record in Plat Book 5200, Page 80, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglas R. Smith by Deed from Henry G. Martin, III and wife Dorothy Mifflin Martin, at Instrument No. 20041220015O673, dated 12/15/2004, and recorded 12/20/2004 Register's Office for Davidson County, Tennessee.

This property is improved property also known as 665 Longhunter Court, Nashville, TN 37217.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s): any and all matters of record in Plat Book 5200, Page 80Registers Office for Davidson County, any and all matters appearing of record, easements, right-of-way, set back lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the pervious Deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

X _____
Douglas R. Smith

_____

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas R. Smith, a single person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23rd day of March, **2005**.

My commission expires 9-22-07

Angie Valentine
Notary Public

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X _____
Affiant

Subscribed and sworn to before me this 23rd day of March, 2005

Angie Valentine
Notary Public

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

9-22-07
My Commission Expires

PROPERTY ADDRESS:
665 Long Hunter
Nashville, TN 37217

Name and Address of New Owner:
Lundy Scott Lee
665 Long Hunter Court
Nashville, TN 37217