THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20904G

Davidson County DEEDWARR
Recvd: 06/07/05 10:54 2 pgs
Fees:13.00 Taxes:296.00
20050607-0064873

MAP/GROUP/PARCEL:
052-02-0/163.00

NEW OWNER'S NAME AND ADDRESS:
Suzanne R. Lee
605 Blackstone Avenue
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SUZANNE R. LEE, EXECUTRIX OF THE ESTATE OF LILLIAN J. LEE, hereinafter called Grantor, does hereby transfer and convey unto SUZANNE R. LEE, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 Block B on revised map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Said County.SAID Lot No. 5 of Block B fronts 139.0 feet on the broken northerly margin of Blackstone Avenue and extends back 150 feet on the easterly line and 150 feet on the westerly line to a broken line in the rear, measuring 64.9 feet thereon.

The subject property is improved property commonly known as 603-605 Blackstone Avenue, Madison, TN 37115.

BEING the same property conveyed to Grantor herein by deed of record in Book 11518, Page 523, Register's Office for Davidson County, Tennessee, and per the Order of Probate of record in the Seventh Circuit Court for Davidson County, Tennessee, heard on the 16th day of December 2004.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Suzanne R. Lee, executrix of the estate of Lillian J. Lee
Suzanne R. Lee
EXECUTRIX OF THE ESTATE OF LILLIAN J. LEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Suzanne R. Lee, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 27th day of May 2005.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $80,000.00.

James Alexander
AFFIANT

Sworn to and subscribed before me, this the 27th day of May 2005.

Sharon M Garner
NOTARY PUBLIC

expires: 11/24/07

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE