Return to:
File Box 9-B
First Title & Escrow Co., Inc.
#24291

Name and Address of New Owner:

Donald Lee, et ux
3801 Woodlawn Drive
Nashville, TN 37215

Send Tax Bills To:

xxSamexx
Aliant Bank
200 Aliant Parkway
Alexander City, AL 35011

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005040112

STATE OF TENNESSEE
COUNTY OF Williamson

Map & Parcel No.
117-1-63

The actual consideration or value,

whichever is greater for this

transfer is $1,065,000.00

Affiant
Subscribed and sworn to before me
on 06/01/05.

Notary Public

My Commission Expires: 10-26-05

Davidson County DEEDWARR
Recvd: 06/09/05 12:35 2 pg
Fees:13.00 Taxes:3940.50
20050609-0066056

MARY ESTHER CHAMPION · NOTARY PUBLIC AT LARGE · WILLIAMSON CO. TN

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantors paid by the Grantees named herein, the receipt of which is hereby acknowledged, Jack M. Miller and wife, Pamela J. Miller, (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto *Donald Lee and Dawn Lee (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

*Donald H. Lee and wife, Dawn T. Lee

Land in Davidson County, Tennessee, being Lot No. 1, on the Map of the Revision of part of W.M. Cantrell's Subdivision, as of record in Book 2854, page 67, Register's Office for Davidson County, Tennessee, and the east one-half of Cantrell Avenue, shown adjoining same, as closed by an instrument of record in Book 2965, page 320, said Register's' Office, and described together as follows:

Beginning at a point in the south margin of Woodlawn Drive, 25 feet east of the original northeast corner of Block "B", shown on the Plan of W.M. Cantrell's Subdivision, which point would be the northeast corner of the Russell W. Brothers' tract; thence easterly along the now present south margin of Woodlawn Drive, 50 feet more or less to a concrete monument in the north line of Lot No. 1 on said Revised Plan; and continuing with the margin of Lot Nos. 1 and 2; and thence with the line between said lots, southerly 369.8 feet to the north line of Lot No. 3; thence with the north line of said Lot No. 3, westerly passing the common corner of Lots Nos. 1 and 3, 118.2 feet, a total distance of 143.2 feet to the centerline of Old Cantrell Avenue, as abandoned; thence with the centerline of the same, northerly 369.52 feet more or less to the point of beginning.

Being the same property conveyed to Jack M. Miller and wife, Pamela J. Miller be Warranty Deed dated September 17, 1977, by Gaylon R. Rogers and wife Donna Rogers of record in Book 5201, page 161, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3801 Woodlawn Drive, Nashville, TN 37215.

This conveyance is subject to: Restrictions as of record in Book 2962, Page 631; Sanitary Sewers and/or Storm drainage Easement as of record in Book 4067, Page 896; all matters shown on plat of record in Plat Book 2854, Page 67; and any and all matters of record the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/01/05.

Jack M. Miller

Pamela J. Miller

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack M. Miller and wife, Pamela J. Miller, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
SEPTEMBER 30, 2006