This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050475

Davidson County DEEDWARR
Recvd: 08/15/05 14:03 2 pg
Fees:13.00 Taxes:203.50
20050815-0096369

**Send Tax Bills To:**
1308 Elliston Street
Old Hickory TN 37138

**New Owner is:**
Todd W. Henry
1413 Chester
Nashville, TN 37206

MAP: 72-14
PARCEL: 298.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert E. Lee, IV unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Todd W. Henry** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Lot Number 12 of Block A, on the Map of H. A. Christensen's Subdivision of Belle Forest, Number 2 of record in Plat Book 843, Page 94, Register's Office, Davidson County, Tennessee, to which refernece is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert E. Lee, IV, unmarried by Special Warranty Deed from JP Morgan Chase Bank (f/k/a The Chase Manhattan Bank), as trustee for IMC Home Equity Loan Trust 1998-I dated April 5, 2005, recorded April 19, 2005, in Instrument No. 20050419-0043673 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

RL
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of August, 2005.

GRANTOR:

**Robert E. Lee, IV**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert E. Lee, IV unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3 day of August, 2005.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires Nov. 25, 2006

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

**SWORN TO** and subscribed before me this 3 day of August, 2005

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires Nov. 25, 2006