THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
AMSOUTH CENTER
315 DEADERICK STREET, SUITE 1230
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

Davidson County DEEDWARR
Recvd: 10/18/05 14:56 2 pgs
Fees:13.00 Taxes:355.20
20051018-0125727

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Robert Edward Lee, IV 115 South 13th Street Nashville, TN 37206	Same	105-05-0 372.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $96,000.00

AFFIANT

SWORN to and subscribed before me this 17th day of October, 2005.

WILLIAM TIMOTHY HILL STATE TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires [illegible]

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, **BERNICE M. KARR,** by these presents do hereby sell and convey unto **ROBERT EDWARD LEE IV,** his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 3 in A. V. Jones Subdivision of Jones and Dudley Addition of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the south side of Summitt Avenue and runs back between parallel lines 151 feet to an alley.

BEING the same property conveyed to Bernice M. Karr by deed of record in Book 8457, page 834 Register's Office for Davidson County, Tennessee.

This is improved property known as 1019 Summitt Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Davidson County property tax for the year 2005 a lien but not yet due and payable.

2. All matters on the A. V. Jones Subdivision of the Jones & Dudley Addition.

3. Utility easements.

4. Occupancy of tenant in possession.

Jerry Karr joins in this instrument to convey any marital interest, and not otherwise.

Grantor further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 17th day of October, 2005.

Bernice M. Karr

Jerry Karr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of October, 2005, before me personally appeared BERNICE M. KARR and JERRY KARR, wife and husband to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal this 17th day of October, 2005, at Nashville, Tennessee.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TEN.

NOTARY PUBLIC

Commission expires

My Commission Expires SEPT. 20, 2008

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