Rerecord in Correct County

Davidson County DEEDWARR
Recvd: 11/18/05 11:31 2 pg
Fees:12.00 Taxes:0.00
20051118-0139581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Katherine Lee
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2005.

Notary Public

My Commission Expires: 1/4/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
File
121 First Avenue South
Suite 200
Franklin, TN 37064

BK/PG:3733/996-997
05052739

DEED	
11/02/2005	09:09 AM
BATCH	58870
MTG TAX	0.00
TRN TAX	1128.50
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1141.50

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

ADDRESS NEW OWNER(S) AS FOLLOWS:
Katherine Lee
2016 Stonehurst Drive
Nashville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

144-15-0-053.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARVIN KELLY LISH, JR. hereinafter referred to as Grantors, hereby transfers and conveys to KATHERINE LEE AND HUSBAND, PHIL LEE hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 429 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for said County. Said Lot No. 429 fronts 214 feet on the east side of Stonehurst Drive and runs back between lines 218.2 feet on the north line and 212 feet on the south line to a dead line in the rear on which it measures 214 feet.

Being the same property conveyed to Marvin Kelly Lish, Jr. , as a one-half undivided interest and Marvin Kelly Lish, Sr. and wife, Ann Core Lish , as a one-half undivided interest by warranty deed from Mai Erskine Bush, unmarried of record in Book 5399, page 82, said Register's Office. Marvin Kelly Lish, Sr. and Ann Core Lish having since died and leaving said one-half undivided interest by will to Kelly Lish, Jr. and Hettie Lish Stuart having further quitclaimed any and all interest in said property of record in Instrument #20010406-0034080, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record in Deed Book 2435, Page 237, Book 2596, page 23, as amended in Book 2603, page 440 and Book 3836, page 620, Register's Office of said County.

Subject to all matters as set forth per Plat Book 2331, Page 142, Register's Office of said County.

County and/or City taxes for the year 2005, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2016 Stonehurst Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of October, 2005.

/ Marvin Kelly Lish, Jr.
Marvin Kelly Lish Jr.

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 Marvin Kelly Lish Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2005.

Notary Public

My Commission Expires: 1/4/06