WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,400.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

G-VRE-06-304

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Tomlinson	Realty Mortgage	
304 Michael Drive (ADDRESS)	7000 Executive Center Drive #200 (NAME)	95-8-147
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY MARK LEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL TOMLINSON AND CAREY TOMLINSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: / wife

BEING TWO TRACTS OR PARCELS OF LAND SITUATED AND LYING IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT ONE: BEING LOT NO. 59 ON THE PLAN OF WOODBERRY PARK AS OF RECORD IN BOOK 2133, PAGES 117, 118, AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

TRACT TWO: BEING THAT PORTION SOUTHEAST OF THE TREE LINE ON THE 15 FOOT WIDE STRIP OF LAND LYING IMMEDIATELY TO THE REAR OF GRANTEES PRESENT PREMISES AND RUNNING PARALLEL TO HIS REAR LINE FROM ITS WESTERLY REAR CORNER N 55° 45' E 203 FEET TO A POINT ON SAID REAR LINE 14.6 FEET SOUTHWEST OF GRANTORS NORTHEAST CORNER.

BEING THE SAME PROPERTY CONVEYED BY LAST WILL AND TESTAMENT OF JAMES ELMORE LEE TO TIMOTHY MARK LEE AS OF RECORD IN WILL BOOK 220, PAGE 622, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; WARRANTY DEED FROM SOUTHLAND CONSTRUCTION COMPANY TO JAMES ELMORE LEE AND WIFE, KATHRYN E. LEE AS RECORDED ON THE 2ND DAY OF JULY, 1955 IN BOOK 2439, PAGE 411 (AS TO TRACT 1) AND QUITCLAIM DEED FROM LARRY D. JACKSON, JR. AND WIFE, BONNIE K. JACKSON TO JAMES ELMORE LEE AND WIFE, KATHRYN E. LEE AS RECORDED ON THE 20TH DAY OF JUNE, 1978 IN BOOK 5301, PAGE 99 (AS TO TRACT 2), IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2331, page 117-119; and Book 5301, page 99, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/07/06 10:48 2 pgs
Fees:13.00 Taxes:434.38

20060307-0026190

unimproved ( )
This is improved (X) property, known as 304 Michael Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 28th day of February, 2006.

Timothy Mark Lee

STATE OF Tennessee
COUNTY OF Davidson

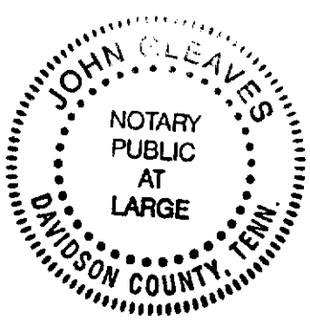
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Mark Lee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 28th day of February, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903