This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/04/07 14:10 2 pgs
Fees:13.00 Taxes:1054.50
20070404-0040491

ADDRESS NEW OWNER:
Murray Glenn Simmons

SEND TAX BILL TO:
Owner

MORTGAGEE:
Capital Bank & Trust Company
1808 West End Avenue, Suite 600
Nashville, TN 37210

MAP 83-9
GROUP
PARCEL 91

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Edward Lee, IV, married, joined by his wife, Libbi McCullough Lee,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Murray Glenn Simmons, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Bellview Judge B.D. Bell's Addition Eastland of record in Book 332, page 109, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 27 fronts fifty feet on the northerly side of Forrest Avenue and runs back 161 feet on the westerly line and 160 feet on the easterly line to an alley on which it measures 50 feet.

Being the same property conveyed to Robert Edward Lee, IV, married by deed from David L. Tidball and wife, Betty L. Tidball of record in Instrument no. 20070227-0023937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1113 Forrest Avenue, Nashville, Tennessee 37206.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **2nd** day of **April, 2007.**

Robert Edward Lee, IV

Libbi McCullough Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Edward Lee, IV, and Libbi McCullough Lee**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of April, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/21/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of April, 2007.

~~Karen C. Asplint~~
NOTARY PUBLIC

~~My Commission Expires: 7/21/2007~~

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23 2009