(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Julia A. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2007.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-8-11

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/31/07 10:07 2 pgs
Fees:13.00 Taxes:666.00

20070531-0064495

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia A. Lee	Julia A. Lee	
(NAME)	(NAME)	
2000 Graceland Drive	2000 Graceland Drive	00715001400
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071165

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Dale L. Barnes**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Julia A. Lee and husband, Bobby B. Lee**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

This is improved unimproved **X** property, known as 2000 Graceland Drive, Goodlettsville, TN 37072
(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 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of May, 2007.

Dale L. Barnes

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Dale L. Barnes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Dale L. Barnes executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2007.

Commission expires: 2-23-08

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public

EXHIBIT A

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

BEING Lot No. 52 on the Plan of Grizzard Manor, Section 3, of record in Book 4675, page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Dale L. Barnes by Warranty Deed from Linda Wilson Hall Hester dated December 1, 1997 and filed of record in Book 10708, Page 701, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4755, page 905, Register's Office for said County, and to easements, setback lines and other matters as indicated on the aforesaid subdivision plat.

M.C.B