Davidson County DEEDWARR
Recvd: 06/29/07 14:41 3 pgs
Fees:17.00 Taxes:0.00
20070629-0078071

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Dawn T. Lee 3801 Woodlawn Drive Nashville, TN 37215	SAME	117-1-63

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Donald H. Lee, hereinafter called the Grantor, and the Grantor's spouse, Dawn T. Lee, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Dawn T. Lee, the Grantor, Donald H. Lee, has bargained and sold, and by these presents does transfer and convey unto Dawn T. Lee, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26TH day of June, 2007.

Donald H. Lee

Donald H. Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald H. Lee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of June, 2007.

Jeffrey Mobley

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

DHL

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, on the Map of the Revision of part of W.M. Cantrell's Subdivision, as of record in Book 2854, page 67, Register's Office for Davidson County, Tennessee, and the east one-half of Cantrell Avenue, shown adjoining same, as closed by an instrument of record in Book 2965, page 320, said Register's Office, and described together as follows:

Beginning at a point in the south margin of Woodlawn Drive, 25 feet east of the original northeast corner of Block "B", shown on the Plan of W.M. Cantrell's Subdivision, which point would be the northeast corner of the Russell W. Brothers' tract; thence easterly along the now present south margin of Woodlawn Drive, 50 feet more or less to a concrete monument in the north line of Lot No. 1 on said Revised Plan; and continuing with the margin of Lot Nos. 1 and 2; and thence with the line between said lots, southerly 369.8 feet to the north line of Lot No. 3; thence with the north line of said Lot No. 3, westerly passing the common corner of Lots Nos. 1 and 3, 118.2 feet, a total distance of 143.2 feet to the centerline of Old Cantrell Avenue, as abandoned; thence with the centerline of the same, northerly 369.52 feet more or less to the point of beginning.

Being the same property conveyed to Donald H. Lee and wife, Dawn T. Lee, by deed from Jack M. Miller and wife, Pamela J. Miller, of record as Instrument No. 20050609-0066056, Register's Office for Davidson County, Tennessee.

This is improved property known as 3801 Woodlawn Drive, Nashville, TN 37215.

This conveyance is subject to: Restrictions as of record in Book 2962, Page 631; Sanitary Sewers and/or Storm drainage Easement as of record in Book 4067, Page 896; all matters shown on plat of record in Plat Book 2854, Page 67; and any and all matters of record the Register's Office for Davidson County, Tennessee.