FILE NO. SP45348 FILE BOX "7"

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 251,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2007. Notary Public MY COMMISSION EXPIRES: 5/22/10 (AFFIX SEAL)

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Lee	SAME	MAP 141-15-D
7916 River Fork Drive		PARCEL 198.00 CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Joseph Michael Colgan, Executor and Jessica Goldie Matis, Executor, the Co-Executors of the Estate of Ellen M. English**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard E. Lee and wife, Vickie L. 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:

Land in Davidson County, Tennessee, being Lot number 198 on the plan of Phase III-D, Sheffield on the Harpeth, as of record in Book 7900, pages 7109 and 712, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Ellen M. English by deed recorded in Book 10258,page 396, said Register's Office. The said Ellen M. English has since died. Pursuant to the terms of her Last Will and Testament [filed with the Seventh Circuit Court of Davidson County, Tennessee, under Docket number 07P669) the Co-Executors of the Estate, the undersigned Joseph Michael Colgan, Executor and Jessica Goldie Matis, Executor, were given the power and authority to convey the described real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **7916 River Fork Drive, Nashville, TN 37221.**

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 we do covenant with the said GRANTEES 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 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 our hands this the 20 day of June, 2007.

Joseph Michael Colgan, Executor

Jessica Goldie Matis EX
Jessica Goldie Matis, Executor

Davidson County DEEDWARR
Recvd: 07/03/07 14:37 2 pgs
Fees:13.00 Taxes:928.70
20070703-0079535

STATE OF New York
COUNTY OF NASSAU

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Michael Colgan, Executor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he is and Executor of the Estate of Ellen M. English and that as such Execcutor executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of June, 2007.

My Commission expires Aug 31 2010

Marie Setzler
Notary Public

MARIE SETZLER
Notary Public, State of New York
No. 30-4804919
Qualified in Nassau County
Commission Expires Aug 31, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica Goldie Matis, Executor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she is an Execuror of the Estate of Ellen M. English and as such Executor executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of June, 2007.

My Commission expires 1-26-08

JAMES A. WECHTER
Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN