Davidson County DEEDWARR
Recvd: 08/29/07 10:46 2 pgs
Fees:13.00 Taxes:995.30
20070829-0103624

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
W. Keith Clad
1103 Seymore Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin American Mtg.
501 Corporate Center Dr. Ste 400
Franklin, TN 37067

MAP 83-5
GROUP
PARCEL 191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert E. Lee IV and wife, Libbie Dawn McCullough,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Warren K. Glad, unmarried and Mark D. Johnson, unmarried**, 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, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 and the westerly 30 feet of Lot No. 19 on the plan of Cobb's Subdivision of the R.K. Brown Property as of record in Book 332, page 144, Register's Office for said county.

Said Lot No. 18 and part of Lot No. 19 front together 80 feet on the northerly side of Seymour Avenue and run back between parallel lines with the easterly margin of an alley, 150 feet and on the east line, 147-1/2 feet, more or less, to an alley.

Being the same property conveyed to Robert E. Lee IV by deed from Wells Fargo Bank, NA as Trustee of record in Instrument no. 20060612-0069297, 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 2000 and subsequent years.

This is **improved** property known as **1103 Seymour 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 GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES 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 GRANTEES, and 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 hand this the **23rd** day of **August, 2007.**

Robert E. Lee IV

Libbi Dawn McCullough

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert E. Lee IV and Libbi Dawn McCullough**, 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 23rd day of August, 2007.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $269,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day
of August, 2007.

NOTARY PUBLIC

My Commission Expires: 6/21/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds