Davidson County DEEDWARR
Recvd: 11/21/07 08:16 2 pgs
Fees:13.00 Taxes:1054.50
20071121-0136101

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Francis A. Volpe
5110 John Hager Road
Hermitage, TN 37076

MORTGAGEE
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

SEND TAX BILLS
Owner

MAP-PARCEL:
098-00-0-122.00

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 of which is hereby acknowledged, I/we, **Benjamin B. Lee, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Francis A. Volpe and wife, Judy Volpe,** 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:

Being Lot No. 1 on the Plan of B.L. Patterson Subdivision, as of record in Plat Book 4595, Page 144, Register's Office, Davidson County, Tennessee.

Said Lot No. 1 fronts 150.25 feet on the north margin of John Hager Road and runs back between parallel lines which measure 801.0 feet on the west line and 793.0 feet on the east line to a dead line in the rear measuring 150.4 feet thereon.

Being the same property conveyed to Benjamin B. Lee by deed of record from Thomas D. Noland, unmarried dated May 16, 2000, of record in Instrument No. 20000518-0050004, Register's Office, Davidson, Tennessee.

Poue Lee, spouse of Benjamin B. Lee, herein joins to convey any and all interest she may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10425, Page 861; Right of Way Easement to TVA of record in Book 1255, Page 347, easements, covenants and conditions as shown on the plan of record in Plat Book 4595, Page 144, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **5110 John Hager Road Hermitage, TN 37076.**

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 15th day of November, 2007.

Benjamin B. Lee

Poue Lee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Benjamin B. Lee and wife, Poue Lee, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

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

Francis A. Volpe
AFFIANT

Subscribed and sworn to before me this 15th day of November, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07