THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 29671T

MAP/GROUP/PARCEL: 071-15-0/106.00

Davidson County DEEDWARR
Recvd: 11/28/07 14:45 2 pgs
Fees:13.00 Taxes:118.40
20071128-0138173

NEW OWNER'S NAME AND ADDRESS:
MICHAEL WILLIAMS
5816 Monroe Crossings Blvd
Antioch TN 37013

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JOSEPH LEE, A SINGLE MAN**, hereinafter called Grantor, does hereby transfer and convey unto, **MICHAEL WILLIAMS, A MARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF H.W. CHENOWETH'S WILDWOOD ADDITION, OF RECORD IN BOOK 161, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 3 FRONTS 50 FEET ON THE WESTERLY MARGIN OF JOSEPH STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

The subject property is improved property known as 1304 JOSEPH AVENUE, NASHVILLE, TN 37200.

BEING the same property conveyed to Ernest Edward Lee herein by deed of record in Book 8130, Page 591, Register's Office for DAVIDSON County, Tennessee. Said Ernest Edward Lee died intestate on September 19, 2007. Jospeh Lee is the only heir to Ernest Edward Lee by evidence of Affidavit of Heirship of record in Instrument Number 20071128013817 2, Register's office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOSEPH LEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JOSEPH LEE,** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 27th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $32,000.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE