Davidson County DEEDWARR
Recvd: 11/30/07 15:51 6 pgs
Fees:33.00 Taxes:1861.10
20071130-0139321

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Address New Owner As & Send Tax Bills To:

Ashley S. Brown
1043 Ridgeview Drive
Nashville, TN 37220

Map/Parcel Number:

145-8/006.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **JANET YONG LEE** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ASHLEY S. BROWN** (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, her heirs and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that she is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except as herein set forth; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantors and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 30th day of November, 2007.

Janet Yong Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $503,000.00.

Ashley S. Brown
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2007.

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: 5/23/09

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Janet Yong Lee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at office, this 30th day of November, 2007.

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: 5/23/09

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lealand Manor Third Addition, a part of the Overton Lea Estate, of record in Plat Book 2439, Page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Janet Yong Lee by deed from Timothy L. McKinney, of record as Instrument No. 20051003-0118772, Register's Office for Davidson County, Tennessee.

This is improved property known as 1043 Ridgeview Drive, Nashville, Tennessee 37220.

Exhibit B

Exceptions

1. Restrictive covenants of record in Book 1081, Page 233, Register's Office of Davidson County, Tennessee, as amended in an instrument of record in Book 1635, Page 424, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Lealand Manor Third Addition, of record in Plat Book 2439, Page 280, Register's Office for Davidson County, Tennessee.

3. Easements for utilities serving the premises herein described.

CERTIFICATE OF AUTHENTICITY

I, Kenneth L. Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kenneth L. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Kenneth L. Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public For The State Of Tennessee
My Commission Expires: 05/23/09

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deed to 1043 Ridgeview Drive, Nashville, TN
November 30, 2007