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Realty Title
Box 48 4

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/31/08 09:21 2 pgs
Fees:13.00 Taxes:100.60
20080131-0009892

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $27,190.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2008.

Notary Public
My commission expires: 7-24-2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

03-0711-35099

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry A. Berkley 4100 Central Pike, #1524 Hermitage, TN 37076	New Owner	082-03-0-087.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dorothy J. Lee, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry A. Berkley, hereinafter called the Grantees, their successors 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 No. 159, on the Plan of Sharpe and Horne 2nd Addition Subdivision, of the Lindsley property, of record in Book 161, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 159 fronts 50 feet on the west side of North 2nd Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Dorothy J. Lee and Antonio D. Lee, by deed from Evie Averitt Johnson, dated 5-23-85, recorded 6-12-85, in Book 6580, Page 527, Register's Office for Davidson County, TN.

Being further conveyed to Katrina D. Lee, unmarried, and Dorothy J. Lee, unmarried, by quitclaim deed from Dorothy J. Lee, a single person, and Antonio D. Lee, a single person, of record in Book 10138, Page 577. Katrina D. Lee having since conveyed her interest in subject property to Dorothy J. Lee by quitclaim deed dated 4-27-00, recorded 5-30-00, in Instrument No. 20000503-0044381, Register's Office for Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 914 North 2nd Street, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of January, 2008.

Dorothy J. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy J. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of January, 2008.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09