Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $144,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2008.

Notary Public
My commission expires: 02/24/08

06-0802-72968

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gary B. Felts	Magna Bank	108-04-O-A-058
808 Ragsdale Court	P.O. Box 12207	
Nashville TN 37214	Memphis, TN 38187	

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, Jason A. Lee and wife, Amy Lee, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gary B. Felts, a single man, 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. 3, on the Plan of First Revision, Villages of Larchwood, Phase II, Section II, of record in Plat Book 9700, Page 530, revised in Plat Book 9700, Page 627, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason A. Lee by deed from Jack Williams Construction Co., Inc, dated 12/07/1998, recorded 12/22/1998, of record in Book 11264, Page 706, Register's Office for Davidson County, Tennessee.

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 808 Ragsdale Court, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 03/03/08 13:52 2 pgs
Fees:13.00 Taxes:532.80
20080303-0020992

WITNESS my hand this 26th day of February, 2008.

Jason A. Lee

Amy Lee

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 26th day of February, 2008.

Kathleen Tomlinson
~~Davidson~~ Wilson

My Commission expires January 17, 2012

