Return to: File Box 9B
First Title & Escrow Co., Inc.
#27649

Davidson County DEEDWARR
Recvd: 05/06/08 14:46 2 pgs
Fees:13.00 Taxes:2179.30
20080506-0046775

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080200

Send Tax Bills To:

SunTrust Mortgage Inc.
401 Commerce St., #6100
Nashville, TN 37219

New Owner is:
Christopher W. Lee
1749 Kingsbury
Nashville, TN 37215

MAP: 158-08-0

PARCEL: 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rick Moore and wife, Helen Moore**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher W. Lee and wife, Vera M. Lee** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 555 on the plan of Hillsboro Park, Section X, as of record in Book 2900, page 73, Register's Office for said County, and described as follows:

Beginning at a point in the Southwesterly margin of Kingsbury Drive, at the corner of Lots 554 and 555; thence with the line between said lots, southwesterly 334.8 feet to a point; thence northwesterly 330 feet to the southerly margin of Lamar Drive; thence with the margin of said drive, northeasterly 248.2 feet to the beginning of a curve; thence around said curve, easterly 39.8 feet to the margin of Kingsbury Drive; thence with the margin of the same, southeasterly partly around a curve, 212.1 feet to the beginning.

Being the same property conveyed to Rick Moore by Warranty Deed from Rodney Wise, dated 3-31-06 and recorded 4-6-06 in Instrument Number 20060406-0039833; and also recorded in Instrument Number 20060406-0039918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **1749 Kingsbury*, Nashville, TN 37215**

*Drive

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30 day of April, 2008.

GRANTOR(S):

RICK MOORE

HELEN MOORE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **RICK MOORE AND WIFE, HELEN MOORE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30 day of April, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$589,000.00**.

Christie M. Reed
AFFIANT

SWORN TO and subscribed before me this the 30th day of April, 2008.

MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mary Esther Champion
NOTARY PUBLIC
My commission expires: 11-14-09

My Commission Expires NOV 14, 2009