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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $455,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2009.

Notary Public
My commission expires: 3/20/10

BILL GARRETT, Davidson County
Trans:T20090063690 DEEDWARR
Recvd: 09/17/09 13:22 2 pgs
Fees:13.00 Taxes:1683.50
20090917-0086891

03-0907-36128

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Ryder Lee 1213 Linden Avenue Nashville TN 37212	new owner	105-13-0-090

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, **Vincent Messina, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew Ryder Lee and wife, Jessica C. Lee**, 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:

Being the Easterly One-Half of Lot No. 63 in Belmont Land Company's Plan of Lots called "Belmont Heights," of record in Book 421, Page 34, Register's Office for said County, Tennessee, as follows: Said Part of Said Lot No. 63 fronts 50 feet on the southerly side of Linden Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Vincent Messina by deed from Bank One, National Association, as Trustee, f/k/a The First National Bank of Chicago, dated September 26, 2001, recorded October 3, 2001 of record in Instrument No. 20011003-0107576, Register's Office for Davidson County, Tennessee.

Caterina Messina, wife of Vincent Messina, joins in the execution of this instrument to convey her marital interest, in subject property, if any.

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 1213 Linden Avenue, Nashville, TN 37212

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 15th day of September, 2009.

Vincent Messina

Caterina Messina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Vincent Messina and Caterina Messina**, 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 Nashville, TN, this 15th day of September, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN