BILL GARRETT, Davidson County
Trans:T20090085910 DEEDWARR
Recvd: 12/22/09 07:13 2 pgs
Fees:13.00 Taxes:317.83
20091222-0116207

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Christopher D. Lee, et al	Pinnacle National Bank	Map 61-15
1008 Gillock St.	211 Commerce St., Ste 300	Parcel 296
Nashville, TN 37216	Nashville, TN 37201	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TONY S. TOWNS, joined by his wife, SHEILA TOWNS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CHRISTOPHER LEE, unmarried and BRENDA LEE, unmarried, as joint tenants, with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs 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. 1 on the Plan of Ross T. Hughes Subdivision of Lot 11 of the Patterson Young Subdivision, as of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Tony S. Towns, married, by Warranty Deed dated April 26, 2000, from Shane Riley, unmarried, and filed for record on April 28, 2000, in Instrument No. 200004280042330, Register's Office for Davidson County, Tennessee, and re-recorded in Instrument 200005230051678, said Register's Office, to add instrument number of Power of Attorney.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1008 Gillock Street, Nashville, TN 37216.

BY THIS CONVEYANCE, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple.

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 and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 547, page 174, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: SHEILA TOWNS, wife of TONY S. TOWNS, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

TONY S. TOWNS

SHEILA TOWNS

"GRANTEE"

CHRISTOPHER LEE, unmarried

BRENDA LEE, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY S. TOWNS and wife, SHEILA TOWNS, and CHRISTOPHER LEE, unmarried and BRENDA LEE, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of December, 2009.

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013 SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,900.00.

Affiant

Sworn to and subscribed before me, this the 10th day of December, 2009.

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013 SUMNER COUNTY