Please return to:

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
National Deed Network
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

BILL GARRETT, Davidson County
Trans:T20110011004 DEEDWARR
Recvd: 02/23/11 11:16 3 pgs
Fees:18.00 Taxes:277.50
20110223-0014784

New Owner(s) Address and mail tax statements to:
JACQUELINE H. JONES
808 BAYSWATER PLACE
ANTIOCH, TN 37013

Property Tax ID#: 149020A07800CO

WARRANTY DEED

This instrument, made and entered into on this the 15th day of FEB, 2011, by and between STEPHEN P. LEE, a married man, CYNTHIA J. LEE, a married woman, Grantor, and JACQUELINE H. JONES, an unmarried woman, , whose address is 808 BAYSWATER PLACE, ANTIOCH, TN 37013, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 15,000 ~~00~~ and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 808 BAYSWATER PLACE, ANTIOCH, TN 37013

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

STEPHEN P. LEE

CYNTHIA J. LEE

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, STEPHEN P. LEE, a married man, CYNTHIA J. LEE, a married woman, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 15th day of February, 2011.

SUZANNE A. MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 6, 2015

Notary Public
My Commission Expires 1/6/15

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 75 M.S., which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15 day of February, 2011.

Notary Public
My Commission Expires: 1/6/15

SUZANNE A. MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 6, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-1663

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plat of Piccadilly Square, Phase 1, as of record in Book 5200, Pages 720, 721, and 722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen P. Lee and Cynthia J. Lee f/k/a Cynthia J. Griffin by Deed from Stephen T. Lee and Cynthia J. Griffin, Tenants In Common, dated 10/25/2005 and filed for record on 12/27/2005 in Instrument No. 20051227-0153875, Register's Office for Davidson County, Tennessee.