This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP:025080
PARCEL:044.00

New Owners Address:
Demetrius J. Burgess
200 Rosehill Drive
Goodlettsville, TN 37072

Send Tax Bills to:
iFreedom Direct Corporation
2363 South Foothill Drive
Salt Lake City, UT 84109

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110018344 DEEDWARR
Recvd: 03/29/11 14:21 2 pgs
Fees:13.00 Taxes:628.63
20110329-0024198

THIS INDENTURE, made this 24th day of March, 2011 between

John C. Lee, unmarried

hereinafter referred to as **Grantor**, and

Demetrius J. Burgess and wife, Wanda J. Burgess

hereinafter referred to as **Grantees**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Tract 1: Land in Davidson County, Tennessee, being all of Lot Number 94, on the plan of Ranchwood Estates, Section 1, all of record in Book 2900, Page 125, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Tract 2: Land in the 10th Civil District of Davidson County, Tennessee, being shown as Parcel "D" on the Plan of Section One, Ranchwood Estates, City of Goodlettsville, of record in Book 2900, Page 125, in the Register's Office for Davidson County, and more particularly described as follows, to wit: Said Parcel "D" beginning at a point on the South margin of Rosehill Drive, being the Northwest corner of Lot 94; thence along the curved line of Rosehill Drive 68.70 feet to a point; thence South 20 degrees 19 minutes East 166.41 feet to a point; thence South 79 degrees 21 minutes East 198.19 feet to a point; thence South 18 degrees 34 minutes West 119.0 feet to a point being the Southeast corner of Lot Number 94; thence 35.10 feet along the East boundary line, a common line with Lot Number 94 to the beginning.

Being the same property conveyed to John C. Lee, married, by Warranty Deed from Gregory S. Baker dated January 25, 2008 and being of record in Instrument Number 20080204-0011221, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2011 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

John C Lee by Brandi Tilton, Attorney in fact

John C. Lee by Brandi Tilton, Attorney in Fact

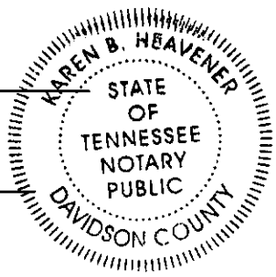
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2011, before me personally appeared Brandi Tilton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John C. Lee, and who acknowledged that she executed the same as the free act and deed of John C. Lee.

Witness my hand, at office, this 24th day of March, 2011.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $169,900.00.

Brandi Tilton
Affiant

Sworn to and subscribed before me, this 24th day of March, 2011.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

