WARRANTY DEED

G-CBB-13-205

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Basel L. Miracle	~~Basel L. Miracle~~ Regions Bank	
205 Duke Street	(NAME) 2050 Parkway Office ~~205 Duke Street~~ Circle	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Birmingham AL ~~Nashville, TN 37207~~ 35244	07107005300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILLY D. LEE AND PATRICIA E. LEE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BASEL L. MIRACLE AND WIFE, FAYE E. MIRACLE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:BEING THE WESTERLY ONE-HALF (1/2) OF LOT NO. 90 (NINETY) ON THE MAP OF HAYNIE'S ORIENTIAL PLAN, AS OF RECORD IN BOOK NO. 161, PAGES 26 AND 27, REGISTER'S OFFICE AFORESAID. THE SAID PART OF LOT NO. 90, FRONTS, FIFTY (50) FEET ON THE NORTHERLY SIDE OF DUKE STREET AND RUNS BACK BETWEEN PARALLEL LINES ONE HUNDRED AND FORTY (140) FEET, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DONALD BYARS AND YVONNE BYARS, HUSBAND AND WIFE TO BILLY D. LEE AND WIFE, PATRICIA E. LEE AS RECORDED ON THE 5TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060705-0079632; QUITCLAIM DEED FROM JESSEE W. BYARS AND MAE A. BYARS, HUSBAND AND WIFE TO DONALD BYARS AND YVONNE BYARS, HUSBAND AND WIFE AS RECORDED ON THE 18TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007180070635 AND WARRANTY DEED FROM J.E. MEADOWS AND WIFE, RUBY E. MEADOWS TO JESSEE W. BYARS AND WIFE, MAE A. BYARS AS RECORDED ON THE 10TH DAY OF SEPTEMBER, 1951 IN DEED BOOK 2020, PAGE 99, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 161, PAGES 26-27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 205 Duke Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130077017 DEEDWARR
Recvd: 09/05/13 13:01 2 pgs
Fees:13.00 Taxes:255.30
20130905-0093873

Witness my/our hand(s) this 29th day of August, 2013.

Billy D. Lee

Patricia E. Lee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy D. Lee and Patricia E. Lee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of August, 2013.

Notary Public

My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903