prepared by Gail Rigg 4724 Hillsboro Rd. Nashville, Tenn

BOOK 5040 PAGE 486

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Lewis	SAME	81-3
(NAME)	(NAME)	#111
119 South Hamilton Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8DA 7225
Nash TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

JUN30 CONV 18,000.00
JUN30 STTAX B* 46.80
JUN30 PRFEE B* .50
REESE L. SMITH, JR. AND KARL E. HAURY B* 4.00 * 51.30

James A. Lewis and wife, Helda M. Lewis, a 1/2 undivided interest,

have this day bargained and sold, and do hereby transfer and convey unto the said David F. Sherrill and wife, Faye Sherrill, a 1/4 undivided interest, and James Radford Sherrill, Jr. and wife, Gail Sherrill, a 1/4 undivided interest their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in Davidson County, Tennessee, described according to a survey by George Anton, Engineer, dated May 27, 1976, as follows:

Beginning at an iron pin located in the western margin of Clarksville Highway, said pin being 375 feet north of the center line of 28th Avenue North; thence leaving said right-of-way S 33° 30' W 176.50 feet to an iron pin; thence N 56° 30' W 111.50 feet to an iron pin; thence N 33° 30' E 176.50 feet to an iron pin in the western right-of-way margin of Clarksville Highway; thence with the western right-of-way margin of said highway S 56° 30' E 111.50 feet to the point of beginning. Said tract containing 0.45 acres.

Being part of the same property conveyed to Walter Reed Capps and Reese L. Smith, Jr. et al by deed from Earl Hutcheson et al, Trustees, of record in Book 2963, page 393, said Register's Office, and part of the property conveyed to Karl E. Haury, by deed from James H. Fristoe, of record in Book 2999, page 437, said Register's Office, the said Walter Reed Capps, having conveyed his 1/2 undivided interest to Reese L. Smith, Jr. and Karl E. Haury by deed of record in Book 3278, page 114, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 3rd day of June 1976

Affiant James A. Lewis

My commission expires: 4/27/77 (Affix Seal)

Notary Public Gail Rigg

unimproved (X)

This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James A. Lewis, et ux, et al their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1976 taxes and easement for pipeline in BK.3648,p.96, and as shown on the reverse side

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James A. Lewis, et ux, et al their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 3rd *day of* June, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Reese L. Smith Jr.

Reese L. Smith, Jr.

Karl E. Haury

Karl E. Haury

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Reese L. Smith, Jr. and Karl E. Haury

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 3rd day of June, 19 76.

Gail Pigg Notary Public

Commission expires 4/27/77

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE GAIL PIGG

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

**It is acknowledged that the subject property, and the property adjoining said property to the west, owned by grantors, is a commercial site. The parties hereto covenant and agree that no fences, barriers or other obstructions shall be erected between the property conveyed herewith and the adjoining property, in order that patrons of any businesses located thereon shall enjoy a pattern of traffic flow over and across the parking areas to be located on said properties.

WARRANTY DEED

FROM
Reese L. Smith, Jr. et al

TO
James A. Lewis, et ux, et al

D 56097

IDENTIF. REFERENCE

JUN 30 10 16 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238