BOOK 5429 PAGE 68

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE L. LEWIS, ET UX (NAME:)	SAME (NAME:)	43-13
1103 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 26 Tr
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

We, JOHN PHARRIS, Individually and as Executor under the Will of Daniel Pharris, deceased, and HOWARD ROBERTS, Executor under the Will of Emma Elizabeth Pharris, deceased, hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE L. LEWIS and wife, RAMONA P. LEWIS, hereinafter called their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 11th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated March 26, 1979 and known as Job No. 79-073 as follows:

Beginning at an iron pin on the northerly right of way of Old Hickory Blvd., formerly Larkin Springs Road, said point of beginning being the southwest corner of this tract and the southeast corner of O. M. Holmes property of record in Deed Book 1358, page 89, Register's Office for Davidson County, Tennessee and also being 209.40' as measured along the margin of Old Hickory Blvd. from the easterly margin of Delaware Avenue; thence with the margin of Old Hickory Blvd. N 82° 45' E 132.00' to an iron pin, said iron pin being the southwest corner of James Pharris property of record in Deed Book 1422, page 677, Register's Office for Davidson County, Tennessee; thence leaving the margin of Old Hickory Blvd. and with James Pharris westerly line N 7° 15' W 200.00' to an iron pin being on the southerly right of way of State Route 45; thence with the right of way of said State Route 45 S 82° 45' W 132.00' to an iron pin; thence leaving the margin of said State Route 45 and with the easterly line of the aforesaid O. M. Holmes property S 7° 15' E 200.00' to the point of beginning, containing 0.61 Acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me this the 23 day of April, 19 79

My commission expires 4-25-81 (Affix Seal)

Affiant

Notary Public

DAVIDSON COUNTY, TN

Being a portion of the same property conveyed to DANIEL PHARRIS by deed from BURR F. BIXLER and ELIZABETH E. BIXLER of record in Book 565, page 86, Register's Office of Davidson County, Tennessee.

The said Daniel Pharris having since died, by Will of Daniel Pharris of record in Will Book 120, page 596, Probate Court Clerk's Office for said County, said property was devised to JOHN PHARRIS and EMMA ELIZABETH PHARRIS, individually and as Co-Executors thereunder.

The said Emma Elizabeth Pharris now being deceased, by her Will of Record in Will Book 123, page 229, said Probate Court Clerk's Office, her interest in said property was devised to Trustees of Madison Church of Christ with HOWARD ROBERTS named as Executor thereunder, with full power to sell and convey without joinder of beneficiaries.

unimproved ( )
This is improved (✓) property, known as 441 (House Number) OLD HICKORY BLVD (Street) MADISON TENN 37115 P. O. Address: (City or Town)

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 *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 the same is unencumbered.*

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.*

Witness our *hands this* 23 *day of* April, *19*79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Pharris
John Pharris

John Pharris
John Pharris, Executor

Howard Roberts
Howard Roberts, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* JOHN PHARRIS and HOWARD ROBERTS

*the 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 Madison, *Tennessee, this* 23 *day of* April, *19*79.

Hubert L. Baker, *Notary Public.*

HUBERT L. BAKER • NOTARY PUBLIC • DAVIDSON

Commission Expires April 25- 1981

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

FILED FOR RECORD
MAY 1 2 31 PM '79
FELIX Z. HALL, JR. REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F. 2 6 9 6 4

THIS INSTRUMENT WAS PREPARED BY

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5429 PAGE 71

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38000.00- CO	
			98.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	105.30-
9697A05/01/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-26964

IDENTIF. REFERENCE

MAY 1 2 31 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 680933