BOOK 5783 PAGE 633

THIS INSTRUMENT PREPARED BY
J. TRAVIS PRICE, ATTY.
101 9TH AVE. N.
SPRINGFIELD, TENN 37172

Map 83-6
Par 234 Jw

WARRANTY DEED

THIS DEED OF CONVEYANCE executed and delivered on this 18 day of February, 1979, by JOHN KNOX LEWTER, hereinafter called the Grantor, to WILLIAM T. LEWTER, of Nashville, Tennessee, and SUE L. PAGE, of Russellville, Kentucky, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, heretofore fully passed and executed, the same including the love and affection which I hold for the Grantees, who are my children, I, the said Grantor, have this day bargained, and sold, and do by these presents hereby bargain, sell, transfer, and convey unto the Grantees, their heirs and assigns, a certain parcel of land lying and being in the ____ Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 10 in Olivia W. Sharpe's Addition to Nashville, a plan of which is of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee, which said lot fronts 50 feet on the east side of Benson Avenue and runs back between parallel lines 175 feet to a dead line abutting an alley. This land being the same real estate as that conveyed to John Knox Lewter, and wife, Lillian Mamie Lewter by deed of record in Deed Book 3157, at Pages 252, 253, & 254 of said Register's Office; the said Lillian Mamie Lewter having died in the year 1976, leaving surviving her the said John Knox Lewter, as sole owner of the fee herein by right of survivorship.
>
> But there is reserved from this Instrument and transfer and not transferred herein a life estate in the house and yard on these premises; said reservation being to the Grantor herein for and during his natural life at the termination of which in accordance with law, the said reservation is dissolved and the simple absolute interest of the Grantees herein ripens into the entire tract herein described.

TO HAVE AND TO HOLD the premises aforesaid together with the appurtenances and immunities thereto pertaining and belonging, to the Grantees, their heirs and assigns, forever, conveying to them herein an equal undivided one-half interest each as tenants in common. And I do covenant with the Grantees their heirs and assigns, that I am lawfully seized of said premises in fee simple absolute title, that I have a good and perfect right to make this conveyance, and said premises are unincumbered. And I do further covenant and bind myself, my heirs and legal representatives that I will warrant and forever defend the title in and to the premises aforesaid to the Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto affixed my signature on this 9th day

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of ~~February~~ June, 1979, at Nashville, Davidson County, Tennessee.

John Knox Lewter

JOHN KNOX LEWTER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me Jeffrey R. Fisher, A Notary Public in and for said County and State the within named JOHN KNOX LEWTER, the Bargainor with whom I am personally acquainted and who acknowledged that he executed the within Deed Instrument for the purposes therein contained.

Witness My Hand and Official Seal at Nashville, Davidson County, Tennessee, this 8th day of ~~February~~ June, 1979.

Jeffrey R. Fisher
NOTARY PUBLIC

My Commission expires: ____/____/____

My Commission Expires Jan. 15, 1983

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 3165
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31st DAY OF Aug 1981.
E Brashears
Deputy Register

REAL PROPERTY TAXES WILL BE PAID
New Owner et al By Sue L. Page
NAME
340 S. Main St
Russellville, Ky.
ADDRESS
42276

AUG 31 2 46 PM '81
FEE
REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE, ROBERTSON COUNTY

I (or we) swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is equal to or greater than the amount which the property would command at a fair voluntary sale. Affiant

Subscribed and sworn to before me this the ____ day of ____, 19____

_____

358040

IDENTIFICATION

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5789 PAGE 655

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3105.00- CO	
			6.06 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	14.56-
5716A	08/31/81	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

658040

IDENTIF. REFERENCE

AUG 31 2 46 PM '81

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

No. 841303