W A R R A N T Y D E E D

Prepared by:

MAP NO: 80-8-393

MOSE J. DAVIE, Attorney
1026 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 6281 PAGE 469

For and in consideration of the sum of One-Dollar ($1.00) cash in hand paid to me, the receipt of which is hereby acknowledged, and for the grantees assuming the first mortgage held by the Fidelity Federal Savings and Loan Association in the sum of Fifteen-Thousand-Seven-Hundred-Thirty-Six-Dollars-and-Nineteen-Cents($15,736.19), I, ANDREW LEE GARRETT (an unmarried man), has bargained and sold and by these presents do transfer and convey unto ALICE HUGHES LEWIS and husband, LUTHER LEWIS, III, a certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

> Land in the 13th Civil District of said County, being Lot 13 as shown on the plan of Bordeaux Hills Addition, of record in Plat Book 4460, page 9, R.O.D.C., Tennessee, to which plan reference is here made for a more complete description of said lot.
> Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Jones Homes, Inc. of record in Book 4463, page 76, R.O.D.C., Tennessee.
> This conveyance is made subject to restrictions of record in Book 4495, page 859; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Plat Book 4460, page 9, Register's Office for said County.
> Being the same property conveyed to Andrew Lee Garrett by deed from Randall Phillips Builders, Inc., of record in Book 4729, page 113, Register's Office for Davidson County, Tennessee.
> The said property is improved and known as 3244 Leawood Drive, Nashville, Tennessee 37218. Send all tax statements to Fidelity Federal Savings and Loan Assoication, P.O. Box 2588, Nashville, Tennessee 37219.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to ALICE HUGHES LEWIS and husband, LUTHER LEWIS, III.

Owner: Alice Hughes Lewis
Luther Lewis III
3244 Leawood Drive
Nashville Tn.

And I, do covenant with the said ALICE HUGHES LEWIS and husband, LUTHER LEWIS, III, that I am lawfully seized and possessed of the said land in fee simple, have a good right to convey it and the same is unencumbered except as set out herein.

BOOK 6281 PAGE 479

And I, ANDREW LEE GARRETT do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to ALICE HUGHES LEWIS and husband, LUTHER LEWIS, III, against the claims of all persons whomsoever.

WITNESS MY HAND, on this the 30th day of April, 1984.

Andrew Lee Garrett
ANDREW LEE GARRETT

I 18806

DAVIDSON COUNTY, TN. REGISTER
30 9 40 AM '84
IDENTIF. REFERENCE

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, MOSE J. DAVIS, a Notary Public in and for said county and state, the within named ANDREW LEE GARRETT, the Bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal at Nashville, Tennessee. This 30th day of April, 1984.

NOTARY PUBLIC

My Commission Expires: October 21, 1984.

I hereby swear or affirm that the actual consideration or true value for this transfer whichever is greater, is $15,736.19.

Andrew L. Garrett
AFFIANT

Sworn to and subscribed before me this 30th day of April, 1984.

B. Edwards
DEPUTY REGISTER

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

RECEIVED OF _____

FOR _____

BOOK 6281 PAGE 471

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

15736.19- CAMT.
40.62 CSTAX
.50 PRFEE
6.00 MDEED
CASH 47.38-
2543A04/30/84 BIL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

118806

IDENTIF. REFERENCE

APR 30 3 40 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32179