This Instrument Prepared by:
Paul T. Housch, Esq.
211 Third Avenue North
Nashville, TN 37219

Mail

BOOK 7306 PAGE 268

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Lewis and wife,	Same	Map 93-63
Hilda M. Lewis (NAME)	(NAME)	
Route 3, Pecan Valley Road	Mortgagee: Jacqueline T. Husband	Parcel 106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book 600 #3910
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars, Cash in Hand Paid by the Hereinafter named Grantees and Other Good and Valuable Considerations, The Receipt of Which *Dollars,* is hereby acknowledged, I, Jacqueline T. Husband, hereinafter called the Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Lewis and wife, Hilda M. Lewis,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 41 on the First Plan of Division Academy Lots, not of record, described as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, 60 feet 11 inches east of the easterly margin of 5th Avenue, South, formerly Summer Street, being J. W. McClellan and wife's northeast corner; thence with the southerly margin of Broadway, eastwardly 30 feet 1-1/2 inches to the northwest corner of another part of said lot owned by said McClellan and wife; thence with their westerly line, southwardly 90 feet to the northerly margin of an alley; thence with said alley, westwardly 29 feet 4-1/2 inches to the easterly line of McClellan's first mentioned lot; thence with said line, northwardly 90 feet to the beginning.

Being the same property conveyed to Jacqueline T. Husband by Warranty Deed from Jack Tillman of record in Book 5071, page 80, Register's Office for Davidson County, Tennessee.

Charles Husband, spouse of Jacqueline T. Husband joins in this conveyance for the purpose of conveying any marital rights he may have in the above described property.

This conveyance is subject to an easement for Party Walls; the Rutledge Hill Redevelopment Plan enacted by Metro Ordinance 80-133, as amended by Metro Ordinance 86-1131 and by Metro Ordinance 87-1695. This conveyance is also subject to any and all Building Restrictions, Zoning Ordiances, ~~easements and restrictions of record.~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me this the 24th *day of* July, *19* 87

My commission expires July 10, 1990 *(Affix Seal)*

Affiant James A Lewis

Charles T. Husband

Notary Public

unimproved ( ) *This is improved* (X) *property known as* 425 Broadway, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 24th *day of* July, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jacqueline T. Husband
JACQUELINE T. HUSBAND (GRANTOR)

Charles P. Husband
CHARLES HUSBAND (GRANTOR)

3968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned *a Notary Public in and for said County and State* Jacqueline T. Husband and husband, Charles Husband

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 24th *day of* July, *19* 87

Commission expires ~~2-87~~ 1-31-89 *Notary Public*

NOTARY PUBLIC AT LARGE OF TENNESSEE

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 (or proved to me on the basis of satisfactory evidence), 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 _____

4.9 2.7.8.

IDENTIFI REFERENCE

JUL 24 2 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Jacqueline T. Husband and husband, Charles Husband

TO
James A. Lewis and wife, Hilda M. Lewis

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

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

RECEIVED OF _____

FOR _____

BOOK 7306 PAGE 270

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
			75000.00- CAMT.	
			210.00 CSTAX	
			.50 PRFE	
			6.00 MORTG	
			CHECK 216.00-	
396BA07/24/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.9 2.7.8.

IDENTIFICATION REFERENCE

JUL 24 2 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108054