BOOK 7601 PAGE 326

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
307 City Hall Mall
Franklin, TN 37064

Map and Parcel No. 147-16-133

7812 07/18 0101 03CHECK 191.30

Send Tax Statements To:
CityFed Mortgage Co.
P.O. Box 1694
Springfield, Ohio
45501

Name/Address New Owner:
Craig T. Lewis etux
519 Leeann Dr.
Nashville, Tenn.
37211

Name of Mortgagee:
CityFed Mortgage Co.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, a part of the consideration being the assumption by Grantees of that certain promissory note as more fully described in a deed of trust securing payment of said note of record in Book 6877, page 151, Register's Office of Davidson County, Tennessee, said deed of trust having been assigned to City Federal Savings Bank, a U.S. corporation, by instrument recorded in Book 6877, page 154, said Register's Office, which indebtedness the Grantees herein assume and agree to pay as part payment of the purchase price, we, JOHN H. GREGG and wife, NANCI P. GREGG, have bargained and sold and by these presents do transfer and convey unto CRAIG T. LEWIS and wife, LAN THI LEWIS, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, Register's Office for said County.

Said Lot No. 47 fronts 70 feet on the easterly side of Raywood Lane and runs back between parallel lines 198.4 feet to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to John H. Gregg and wife, Nanci P. Gregg by deed from Irene Johnson and Robert Johnson, her husband, of record in Book 6049, page 285, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1988 Davidson County property taxes are a lien, but are not yet due and payable.

2. Deed of Trust executed by John H. Gregg and wife, Nanci P. Gregg to Stephen R. Josleyn of Davidson County, TN, Trustee, in favor of CityFed Mortgage Company, dated May 27, 1986 and recorded June 4, 1986 at 1:12 p.m. in Book 6877, page 151, Register's Office of Davidson County, Tennessee, to secure payment of a promissory note in the principal sum of $42,268.00, payable as therein specified, together with any terms, conditions, limitations or restrictions recited therein. Said deed of

trust assigned to City Federal Savings Bank, a U.S. corporation, of record in Book 6877, page 154, said Register's Office.

3. All matters shown on the Plan of Tusculum Fields, of record in Book 2330, page 16, Register's Office of Davidson County, Tennessee.

4. Restrictive covenants of record in Book 2495, page 365, and in Book 6616, page 624, Register's Office of Davidson County, Tennessee.

5. Driveway Agreement of record in Book 6049, page 295, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 14th day of July, 1988.

John H. Gregg
JOHN H. GREGG

Nanci P. Gregg
NANCI P. GREGG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN H. GREGG and wife, NANCI P. GREGG, the bargainors, 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 Franklin, Tennessee, this 14th day of July, 1988

My Commission Expires:
July 23, 1988

Carol L. McArthur
Notary Public

FILED JUL 18 10 40 AM '88
DAVIDSON COUNTY, TN.
FELIX Z. WILSON REGISTER

MAIL ENV.

IDENTIFICATION REFERENCE
49900

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

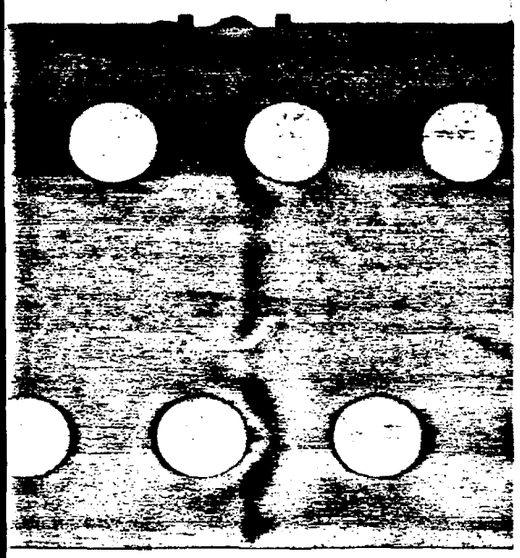
I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $56,000.00.

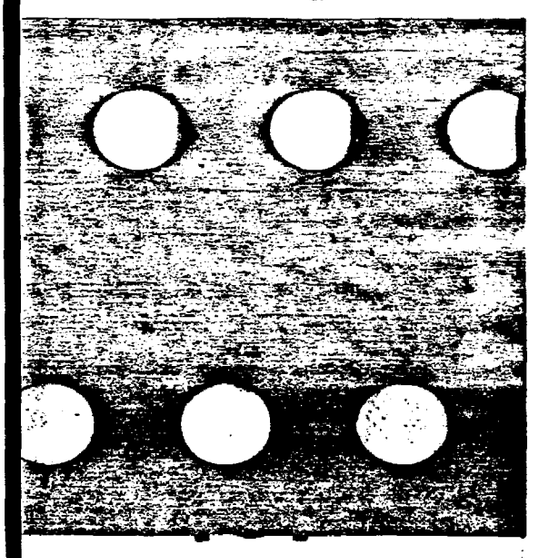
Lan thi Lewis
Affiant

Sworn to and subscribed before me on this the 14th day of July, 1988.

My Commission Expires:
July 23, 1988

Carol L. McArthur
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 56000.00
				CON TX 184.80
				PRFEE 0.50
				MDEED 6.00
				TOTAL 191.30
				CHECK 191.30
07/18/88	01			10:41 0001 7812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49900

IDENTIFICATION REFERENCE

JUL 18 10 40 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113629