PREPARED BY
BROWN, BROWN & WHITE - CHARLES F. BROWN, JR.
2917 Foster Creighton Drive, Nashville, TN 37204

WARRANTY DEED

New Owners Address:	Send Tax Bills to:	Map Number:
John W. Lewis et ux.	same	20W-22825
5535 Pettus Road		71-15
Antioch, TN 37013		430

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, by W. Bernard Neidergeses, an unmarried person, hereinafter called the Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said John W. Lewis and wife, Joyce M. Lewis, hereinafter called the Grantee, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Crutcher's Subdivision of a part of the Lucy H. Lindsley property in East Nashville, as of record in Book 161, page 129, Register's Office for said County.

Said Lot No. 25 fronts 67 feet on the easterly side of Pennock Ave., and extends back with the northerly margin of Scott (now Richardson) Avenue and between parallel lines, 158.5 feet to an alley.

Being the same property conveyed by Deed of Record by W. Bernard Neidergeses in Book 7813, page 302 R.O.D.C.

Said property is conveyed subject to such restrictive covenants of record and subject to code letter of record to Metropolitan Davidson County Code Letters of record in book 7761, page 910 and book 7128, page 894.

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

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.

This is improved property, known as 1201 Pennock Avenue, Nashville, TN.

Witness our hands this the 8th day of August, 1989 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. Bernard Neidergeses
W. Bernard Neidergeses

57993

IDENTIF. REFERENCE

AUG 15 1 48 PM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5941 08/15 0101 CHECK
49.90

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value whichever is greater, for this transfer is $13,000.00.

W. Bernard Neidergeses
W. Bernard Neidergeses Affiant

Subscribed and sworn to before me this the 8 day of August, 1989.

NOTARY

My Commission Expires:

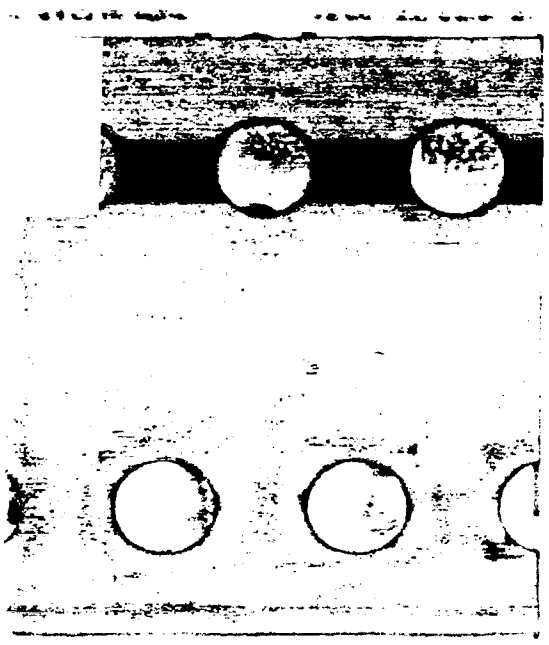
March 11, 1990

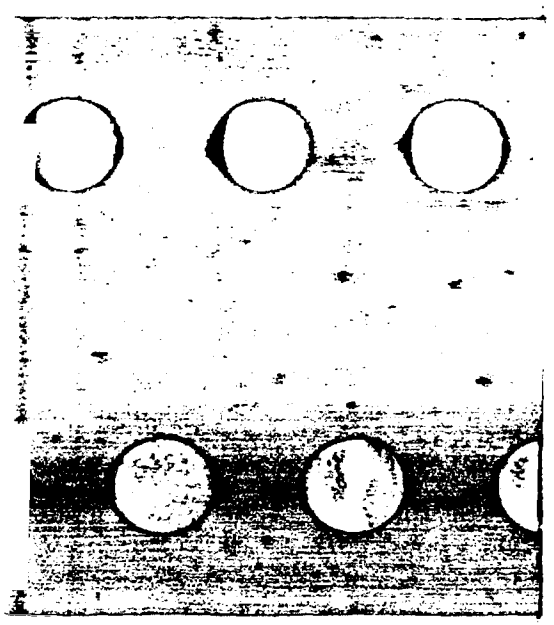
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles F. Brown, Jr., a Notary Public in and for said County and State, the within named W. Bernard Neidergeses, 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 8 day of August 1989.

Commission expires 3/11/90

NOTARY PUBLIC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 416

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 13000.00
CON TX 42.90
PRFEE 1.00
WDEED 6.00
TOTAL 49.90
CHECK 49.90

08/15/89 01 13:50 0001 5941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57993

IDENTIF. TREFERENCE

AUG 15 1 48 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238213