Book 5

BOOK 8255 PAGE 632

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

Sandy G. Tucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edgar H. Sugg, Attorney, 5134 Mill Branch, Memphis, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDY G. TUCKER (NAME)	SAME (NAME)	P/O MAP 155
513 Haynes St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 19
Nashville Tn. 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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 IS HEREBY ACKNOWLEDGED, WE, CARLOS B. LEWIS, FRANCES ELIZABETH LEWIS TAYLOR, AMMIE LEWIS JOHNSON, HAZEL LEWIS FRIERSON, EUNICE BURT, MILDRED LEWIS, FRANCES L. LEWIS AND MARY LEWIS*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO SANDY G. TUCKER AND WIFE, ANNIE B. TUCKER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

*Being the Heirs of TOM LEWIS, JR.
**HAZEL LEWIS FRIERSON executes this instrument individually and in her capacity as Executrix of the Estate of Tom William Lewis, Jr.

Tom Lewis, Jr., and Tom William Lewis, Jr. are one and the same person

SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.

78878

IDENTIF. REFERENCE

DEC 12 8 04 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8429 12/12 0101 03CHECK 52.90

unimproved (x)
This is improved ( ) property, known as 2.94 acres, Griffith Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 10th day of December, 19 90

Carlos B. Lewis
CARLOS B. LEWIS

Frances Elizabeth Lewis Taylor
FRANCES ELIZABETH LEWIS TAYLOR

Eunice Burt
EUNICE BURT

Ammie Lewis Johnson
AMMIE LEWIS JOHNSON

Hazel Lewis Frierson
HAZEL LEWIS FRIERSON

Mildred Lewis
MILDRED LEWIS

Frances L. Lewis
FRANCES L. LEWIS

Mary Lewis
MARY LEWIS

Hazel Lewis Frierson Exec.
HAZEL LEWIS FRIERSON,
Executrix, Estate of Tom
William Lewis, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 8255 PAGE 633

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARLOS B. LEWIS, FRANCES ELIZABETH LEWIS TAYLOR, AMMIE LEWIS JOHNSON, HAZEL LEWIS FRIERSON, EUNICE BURT, MILDRED LEWIS, FRANCES L. LEWIS, MARY LEWIS, AND HAZEL LEWIS FRIERSON, Executrix of the Estate of Tom William Lewis, Jr.

the 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 10th day of December, 19 90

Evelyn A. Wright Notary Public

Commission Expires 1/23/93

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

EXHIBIT "A" BOOK 8255 PAGE 634

A tract of land in the Ninth Civil District of Davidson County, Tennessee, being a part of the same property conveyed to Tom Lewis, Jr., (deceased) of record in Deed Book 876, page 44, Register's Office for Davidson County, and said part being further defined as that remainder of land on the south side of Griffith Road created upon the conveyances in November, 1963, to Thomas William Lewis, Jr. (Book 3645, page 153), Frances Elizabeth Lewis (Book 3645, page 151), Ammie Lewis Smith (Book 3645, page 264), and Carlos Bob Lewis (Book 3645, page 157), and said remainder being more particularly described by new survey as follows:

Beginning on an iron pin in the south margin of Griffith Road, the northeast corner of the tract herein described and the northwest corner of a tract of land now or formerly owned by Annese Wells and K. C. Slate (Book 7873, page 432, R.O.D.C.); thence leaving the southern margin of Griffith Road, S 08 deg. 28' 12" W. 283.53 feet to an iron pin (existing) set in concrete, the southeast corner of the tract herein described, the southwest corner of Wells and Slate, and a point in the line of a tract of land now or formerly owned by Frank Guzikowski (Book 7792, page 185, R.O.D.C.); thence N 78 deg. 31' 24" W, 121.22 feet to an existing iron pin set in an old fence line; thence N 81 deg. 22' 31" W, 197.57 feet to an existing iron pin set in an old fence line; thence N 85 deg. 21' 46" W, 65.09 feet to an existing iron pin set in an old fence line; thence N 80 deg. 01' 02" W 69.36 feet to an iron pin set this survey in the old fence line, the southwest corner of the tract herein described and the southeast corner of Carlos Bob Lewis (Book 3645, page 157, R.O.D.C.); thence N 09 deg. 55' 35" E, 329.35 feet to an iron pin set this survey in the south margin of Griffith Road, the northwest corner of the tract herein described and the northeast corner of Carlos Bob Lewis; thence with the southern margin of Griffith Road, the following calls: With a curve to the left, radius 1,621.65 feet, delta angle, 6 deg. 23' 07", arc length 180.72 feet, tangent 90.46 feet, chord bearing and distance S 66 deg. 52' 09" E, 180.63 feet to the point of a compound curve, radius 775.56 feet, delta angle 14 deg. 28' 13", arc length 195.87 feet, tangent 98.46 feet, chord bearing and distance S 77 deg. 17' 50" E. 195.35 feet to the point of a compound curve radius 696.25 feet, delta angle 6 deg. 13' 39", arc length 75.68 feet, tangent 37.88 feet, chord bearing and distance S 89 deg. 09' 58" E, 75.64 feet to the point of beginning, according to survey by George and Sanderson, dated October 20, 1990.

Being a portion of the same property conveyed to Tom Lewis, Jr., by deed from J. F. Green and wife, Sallie Green, of record in Deed Book 876, page 44, Register's Office for Davidson County, Tennessee; the said Tom Lewis, Jr., having since died, testate, and pursuant to his Last Will and Testament of record in Will Book 158, page 309, in the Probate Court for Davidson County, Tennessee, bearing Docket No. 79679, the property vests in Carlos B. Lewis, Frances Elizabeth Lewis Taylor, Ammie Lewis Johnson, Hazel Lewis Frierson, and Thomas William Lewis; the said Thomas William Lewis having since died, his interest vests in his children, Eunice Burt, Mildred Lewis, Frances L. Lewis and Mary Lewis.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8255 PAGE 635

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	9.00
TOTAL	52.90
CHECK	52.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/90 01 08:03 0001 8429

78878

IDENTIF. TREFERENCE

DEC 12 8 04 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 380874