PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. ( jcb) **PREPARED FROM INFORMATION FURNISHED BY THE PARTIES**

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 73,000.00

Billy G Gregory
Affiant

Sworn and subscribed before me this 21st day of December, 1990.

Christy Wilkins Lowry
Notary Public

My Comm. Expires: Oct 9, 1991

**ADDRESS NEW OWNER:**
Billy G. Gregory
2516 Buena Vista
Nashville, TN 37218

**MORTGAGEE:**

**MAP-PARCEL NUMBERS**
70-10-5

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Lewis, Jr. and spouse, Louise M. Lewis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Billy G. Gregory and Victor E. Gregory,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the 13th formerly the 23rd Civil District of Davidson County, Tennessee and described from a drawing (titled plat of Lewis property) by S. Harvey Gee, dated September 5, 1968; as follows:

BEGINNING at a point on the southerly margin of West Trinity Lane, now known as Buena Vista Pike, said point being the northwesterly corner of the property conveyed to James L. Lewis, Jr. and wife, Louise M. Lewis by deed of record in Book 5679, page 349, said Register's Office; thence, leaving the margin of said pike in a southeasterly direction of 450 feet, more or less, to a point on the westerly line of the tract conveyed to Phillip Saindon, Trustee, by deed of record in Book 6422, page 343, said Register's Office; thence, in a southerly direction with the said westerly line of the said Saindon tract, 850 feet, more or less, to a point in the center line of the Cumberland River; thence, in a westerly direction, with the said center line, 520 feet, more or less to a point, located on the southeasterly corner of the tract conveyed to Thomas B. Greene and wife, Icy May Greene by deed of record in Book 3433, page 337, said Register's Office; thence, leaving said center line in a northerly direction, with the easterly line of the said Greene tract and the easterly line of the tract conveyed to Elmira Johnson, by deed of record in Book 6821, page 463, said Register's Office, a total distance of 932 feet, more or less, to a point on the southerly margin of said Buena Vista Pike; thence, with said southerly margin in a northeasterly direction 360 feet, to the point of beginning.

BEING the same property conveyed to James L. Lewis and wife, Eunice T. Lewis by deed from Sarah A. McIntosh of record in Book 365, page 13, said Register's Office. James L. Lewis has died. Eunice T. Lewis has subsequently died, unmarried and testate. By Will of record in Will Book 89, page 417 Probate Court Clerk's Office for said County, Eunice T. Lewis devised subject property to, Florence B. Lewis, Virginia L. Peck, Eunice L. Weir, Emma L. Gilbert, and Nettie L. Scott. By Quitclaim Deeds of record in Book 5043, page 19, Book 5043, page 21, Book 5043, page 23 and Book 5043, page 25, said Register's Office, the above named devisees conveyed their interests in subject property to James L. Lewis, Jr. The said James L. Lewis, Jr. has since by "Joint Title Deed" of record in Book 5679, page 348, said Register's Office, conveyed "Joint and Equal Title" to Louise M. Lewis.

**This is/~~im~~unproved property, known as: 2516** Buena Vista, Nashville, TN 37218

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of December, 1990.

James L Lewis Jr.
**James L. Lewis, Jr.**

Louise M Lewis
**Louise M. Lewis**

**State of Tennessee**
**County of Davidson**

On this 21st day of December, 1990, before me the undersigned authority, personally appeared James L. Lewis, Jr. and Louise M. Lewis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Christy Wilkins Lowry
Notary Public

W & I: 12/89

BOOK 8264 PAGE 311

81902

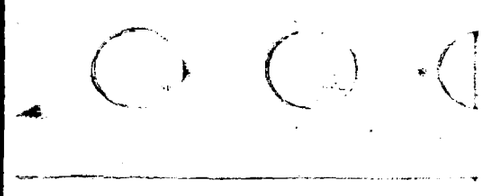
IDENTIF. TREFERENCE

DEC 27 11 22 AM '90

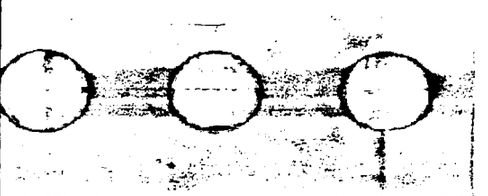
FELIX Z. WILSCHLEGEL
DAVIDSON COUNTY TN.

2190 12/27 0101 03CHECK 247.90









**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8264 PAGE 312

| | | |
|---|---|---|
| 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 73000.00 |
| | | | | CON TX 240.90 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 247.90 |
| | | | | CHECK 247.90 |
| 12/27/90 | 01 | 11:21 | 0001 | 2190 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81902

IDENTIF. REFERENCE

DEC 27 11 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384573