THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

MAIL ENV.

WARRANTY DEED

FEB 2 9 00 AM '89 DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Edward W. Lewis, et ux 3100 Margie Drive Joelton, TN 37080	Same as New Owner	Map 154 Parcel 81 ID 14D 51650

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated September 24, 1987, executed by Johnny W. Byrd and wife, Virginia A. Byrd, secured by a Deed of Trust to Saturn & Mazer, Attorneys, Trustee, of record in Book 7365, page 54, Register's Office for Davidson County, Tennessee, to secure to Nationwide Lending Group, Inc., the original principal amount of $73,542.00, which the GRANTEE herein assumes and agrees to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, I, VIRGINIA A. BYRD hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto EDWARD W. LEWIS and wife, SHERRI D. LEWIS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of William Hills, Section 2, as of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Johnny W. Byrd and wife, Virginia A. Byrd, by deed from Larry C. Williams and wife, Helen R. Williams, of record in Book 7365, page 51, Register's Office for Davidson County, Tennessee. The said Johnny W. Byrd died intestate on 2/11/91, survived by his wife, Virginia A. Byrd, who became vested with ownership and title to the said property in fee simple. Virginia A. Byrd represents and warrants that all debts and obligations owing by Johnny W. Byrd during his lifetime or by reason of his death, have been fully paid and satisfied.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for the said property is: 3100 Margie Drive, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And, GRANTOR does covenant with the said GRANTEES, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1993 taxes, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid in full by GRANTEES when due.

BK/PG 02202 0101 03899 BK 292.05

2. Those matters as they appear on the Plan of record in Book 4460, page 62, said Register's Office.

3. Restrictive Covenants of record in Book 4576, page 846, said Register's Office.

4. Deed of Trust executed by Johnny W. Byrd and wife, Virginia A. Byrd, to Saturn & Mazer, Attorneys, Trustee, of record in Book 7365, page 54, Register's Office for Davidson County, Tennessee.

The GRANTOR represents and warrants that the present existing balance of the mortgage loan in favor of America's Mortgage Servicing, Inc. as evidenced by the Deed of Trust of record in Book 7365, page 54, Register's Office for Davidson County, Tennessee, as hereinabove recited is $70,412.09. The GRANTOR does hereby transfer to the GRANTEES, all of the GRANTOR'S right, title and interest in and to any and all monies within an escrow account held by America's Mortgage Servicing, Inc. for the payment of taxes and insurance under Loan Number 3940241.

And GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 1st day of February, 1993.

"GRANTEE":

Edward W. Lewis
EDWARD W. LEWIS

Sherri D Lewis
SHERRI D. LEWIS

"GRANTOR":

Virginia A Byrd
VIRGINIA A. BYRD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared VIRGINIA A. BYRD, EDWARD W. LEWIS and wife, SHERRI D. LEWIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 1st day of February, 1993.

Patsy C. Durden
NOTARY PUBLIC

NOTARY PUBLIC
My commission expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $76,500.00.

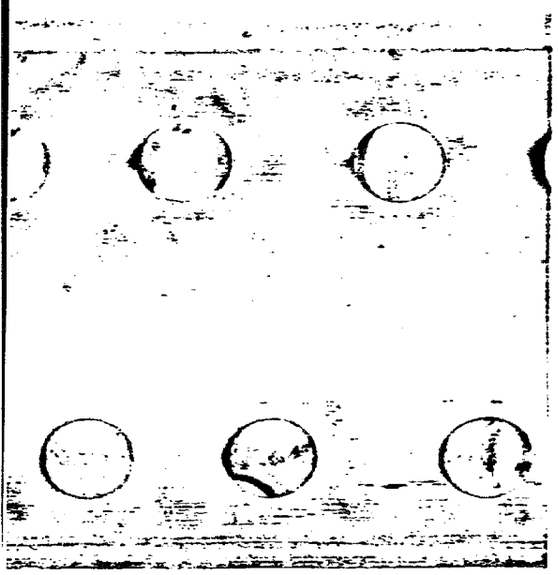
Edward W. Lewis
AFFIANT

Sworn to and subscribed before me, this the 1st day of February, 1993.

Patsy C. Durden
NOTARY PUBLIC

NOTARY PUBLIC
My Commission Expires: 12/29/93





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

RECEIVED OF _____

FOR _____

BOOK 8854 PAGE 211

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

CAMT	76500.00
CON TX	283.05
PRFEE	1.00
WDEED	8.00
TOTAL	292.05
CHECK	292.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

FEB 2 9 29 AM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 616798