BOOK 9020 PAGE 888 BOX 15

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00
William Lewis
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF July 19 93
Notary Public
MY COMMISSION EXPIRES: May 7, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE AFFIX SEAL

**THIS INSTRUMENT WAS PREPARED BY**
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Lewis (NAME) | SAME (NAME) | MAP 104-6 |
| 3103 Dudley Avenue (ADDRESS) | (ADDRESS) | PARCEL 280 |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 21W-5615 |

FOR AND 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, Dr. Howard Lynnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Lewis and James R. Groseclose as joint tenants with right of survivorship and not as tenants in common

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:

Land in Davidson County, Tennessee, being the easterly 41 feet of Lot No. 80 and the westerly 18 feet of Lot No. 81 on the Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said parts of said lots front together 59 feet on the south side of Dudley Avenue and extend back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to Dr. Howard Lynnes by deed from Dudley Avenue Properties, Inc., a Tennessee Corporation, of record in Book 7466, page 69, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

43316 IDENTIF. REFERENCE

93 JUL 21 PM 3:25
REGISTER
DAVIDSON COUNTY, TN

6410 07/21 0101 03CHECK 471.50

unimproved ( )
This is improved ( X ) property, known as 3103 Dudley Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract 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 my hand this 20th day of July 19 93

Dr. Howard Lynnes

Barbara J. Lynnes

BOX 15

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dr. Howard Lynnes and wife, Barbara J. Lynnes

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of July 19 93.

Commission expires May 7, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

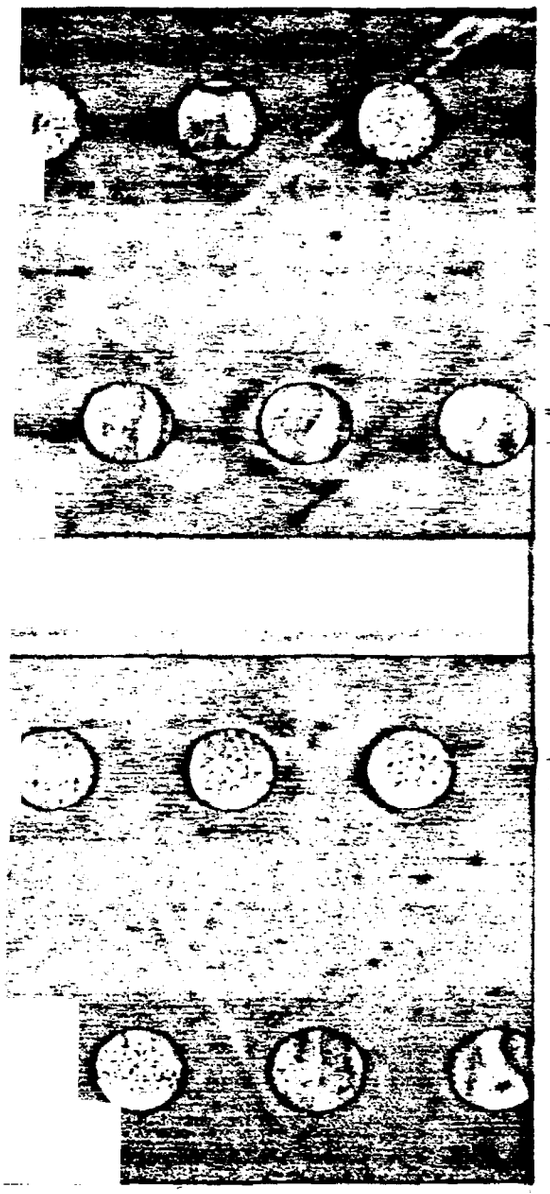
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Warranty Deed from Dr. Howard Lynnes, to William Lewis and James R. Groseclose.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



**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 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 | 125000.00 |
| CON TX | 462.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 471.50 |
| CHECK | 471.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6410

43316
IDENTIFICATION REFERENCE

93 JUL 21 PM 3:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 676790