ADDRESS NEW OWNER AS FOLLOWS:

Walter Lewis *et ux*, Jo Ann Lewis
98 Maury Street
Nashville, TN 37210

SEND TAX BILLS TO:

2517 Shreeve Lane
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201-1628
615/254-3446

MAP - PARCEL NUMBER:

Map 093-16.0; Parcel 144.00

WARRANTY DEED

THIS DEED made and entered into this, the 27 day of April, 1995, by and between Richard Chrismon, Jr., of the County of Davidson and State of Tennessee, (hereinafter "Grantor") and Walter Lewis and wife, Jo Ann Lewis, of the County of Davidson and State of Tennessee, (hereinafter "Grantees").

WITNESSETH:

WHEREAS, Richard Chrismon, Sr., late of the County of Davidson, State of Tennessee, died intestate on or about January 10, 1985, leaving surviving him as his sole heir at law, his son, Richard Chrismon, Jr., who is the Grantor in this deed; and whereas the said Richard Chrismon, Sr., at the time of his death was sized of the land hereinafter described; and whereas, more than two years have passed since the death of the said Richard Chrismon, Sr.; and whereas his said heir at law is now the owner of the fee simple title to said land and has the legal right to make this conveyance;

NOW, THEREFORE, Grantor, for and in consideration of the sum of two thousand two hundred fifty and no one-hundredths Dollars ($2,250.00) to him in hand paid by the Grantees, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell, and convey unto Grantees, their heirs and assigns, a certain tract or parcel of land lying and being in the County of Davidson and State of Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, beginning the southerly 30 feet of Lot No. 154 on the Plan of Maury & Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, said Register's Office.
>
> **SAID** part of said lot fronts 30 feet on the westerly side of Lewis Street and runs back between parallel lines 165 feet to an alley.
>
> **BEING** the same property devolved upon Richard Chrismon, Jr., as the sole heir at law of Richard Chrismon, Sr. as evidenced by certain Affidavits of Heirship of record in Book 9647, Pages 658 and 660, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Richard Chrismon, Sr. by deed from Mary Louise Davis *et al*, of record in Book 3028, Page 572, said Register's Office.
>
> This is unimproved property known as 94 Lewis Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the Grantees and their heirs and assigns in fee simple, forever.

AND Grantor does hereby covenant with the Grantee, their heirs and assigns, that he is seized in said land in fee and has the right to convey the same in fee simple, that the same is free and clear of any encumbrances, and that he will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

THE real property described in, and conveyed by, this deed is not the usual place of abode, or the primary, principal, or secondary residence, of the Grantor.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Richard Chrismon
RICHARD CHRISMON, JR.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, David L. Vance Jr., a Notary Public in and for said County and State, Richard Chrismon, Jr., 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 27 day of April, 1995.

David L. Vance
NOTARY PUBLIC

My Commission Expires: 9-16-95.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is two thousand two hundred fifty and no one-hundredths Dollars ($2,250.00).

Richard Chrismon
AFFIANT

Subscribed and sworn to before me, this the 27 day of April, 1995.

David L. Vance
NOTARY PUBLIC

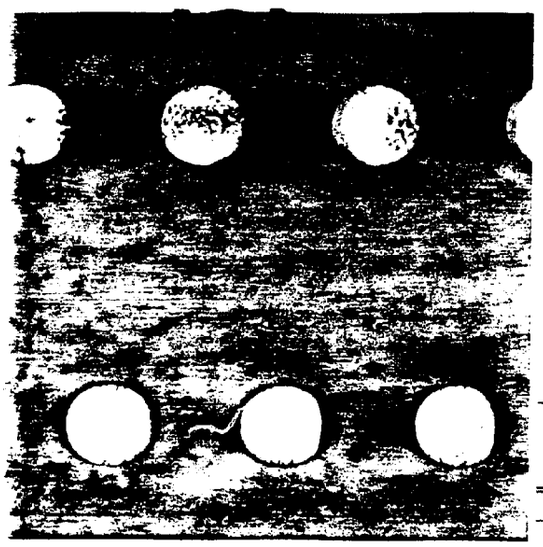
My Commission Expires: 9-16-95.

55480
IDENTIF. & REFERENCE

95 APR 28 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

04/28/95 001 01CASH 17.33



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

RECEIVED OF _____

FOR _____

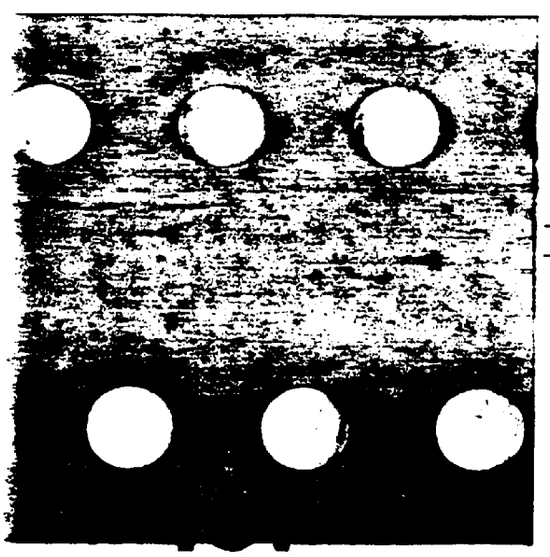
BOOK 9656 PG 809

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 2250.00
CON TX 8.33
PRFEE 1.00
WDEED 8.00
TOTAL 17.33
CASH 17.33

04/28/95 01 08:14 0001 5188



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55480
IDENTIF. # REFERENCE

95 APR 28 AM 8: 14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904627