STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,750.00

Stephanie Castes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF MAY 1995

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

Return To: Greater Nashville Title & Closing Company

THIS INSTRUMENT WAS PREPARED BY
223 Madison St., S. 106 Madison, TN 37115

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES BRYAN LEWIS, TRUSTEE | SAME AS NEW OWNER | Map 44-5 |
| (NAME) | (NAME) | |
| 217 2nd Ave. North | | Parcels 42 & 43 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37201 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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~~, I, JODIE S. ATWOOD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BRYAN LEWIS, TRUSTEE WILL FULL POWER TO SELL, MORTGAGE, LEASE CONVEY OR OTHERWISE TRANSFER WITHOUT THE JOINDER OF ANY BENEFICIARY**

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:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION OF PROPERTY

95 MAY 22 AM 10:16
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

0062694
IDENTIF. & REFERENCE

3150 05/22 0101 03CHECK 163.78

This is unimproved ( ) improved (XX) property, known as 321 Keeton Avenue, Old Hickory, TN 37138
(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 8th day of MAY 1995

Jodie S Atwood
Jodie S Atwood

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jodie S. Atwood

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this 8th day of MAY 98

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, a 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



Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:

TO:

Two Tracts of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

TRACT I: Being Lot No. 35 on the Plan of Scenic View Subdivision, not of record, and described according to a plan thereof made March 12, 1951, by W. W. Turner Company, Engineers, as follows:

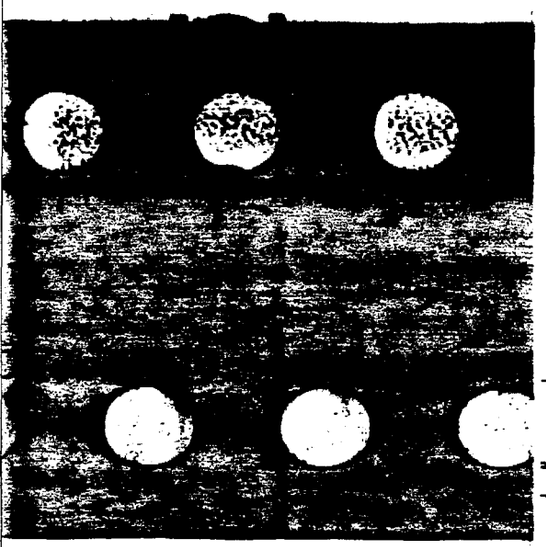
Beginning at a point in the northeasterly margin of Keeton Avenue, the common corner of Lots 34 and 35; thence with the line between said lots, northeasterly 289.4 feet to a point; thence southeasterly 87.8 feet to a point in the northwesterly margin of a 20 foot reserved strip; thence with the margin of the same southwesterly 290 feet to the margin of Keeton Avenue; thence with the margin of the same northwesterly 100 feet to the beginning.

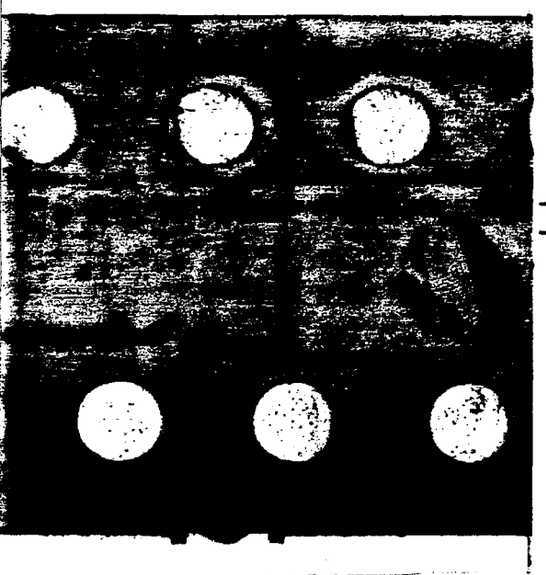
Being the same property conveyed to Jodie S. Atwood by deed from Robert L. Dodson and wife, Oleta W. Dodson of record in Book 2335, Page 263, Register's Office for Davidson County, Tennessee.

TRACT II: Being a Twenty (20) foot wide strip of land on the Plan of Scenic View Subdivision as shown on the Plan prepared by W. W. Turner Co., Engineers, dated August 20, 1948, but not of record, more particularly described as follows:

Starting with a concrete monument at the intersection of the H. E. Richardson property at the southeast corner, and a Twenty (20) foot strip reserved by Nashville Industrial Corporation on the Plan of Scenic View Subdivision, the point of beginning and running thence the following courses and distances: In a southwesterly direction along the line between Tract No. 36 and the aforementioned Twenty (20) foot strip, a distance of One Hundred Forty Feet (140) feet to a point in the northerly edge of Keeton Avenue; thence along the northerly edge of Keeton Avenue in a northwesterly direction a distance of Twenty (20) feet to a point on the line between the said Twenty (20) foot strip and Lot No. 35; thence along the line between the Twenty (20) foot strip and Lot No. 35 in a northeasterly direction a distance of Two Hundred and Ninety (290) feet to a point in the line between the Twenty (20) foot strip and Lot No. 35; thence along the line between the Twenty (20) foot strip and Nashville Industrial Corporation land in a southeasterly direction a distance of Twenty (20) feet to a concrete monument on the line between the twenty (20) foot strip and H. E. Richardson land; thence along the line between the Twenty (20) foot strip and H. E. Richardson land in a southwesterly direction a distance of One Hundred and Fifty (150) feet to a concrete monument and the point of beginning.

Being the same property conveyed to Jodie S. Atwood by deed from Nashville Industrial Corporation of record in Book 3644, Page 189, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF ~~BANK~~ 9677 PG 490

FOR

| | | |
|---|---|---|
| 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 40750.00
CON TX 150.78
PRFEE 1.00
WDEED 12.00
TOTAL ~~163.78~~
CHECK ~~163.78~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/95 01 10:19 0001 3150

0062694
IDENTIF. ↑ REFERENCE

95 MAY 22 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912494