B+ 34

BOOK 9724 PG 721

MAIL TAX NOTICES TO NEW OWNER(S) @: Elvester L. Lewis
3512 Hydes Ferry Rd
Nashville, TN 37218

Map/Group/Parcel 69-16-109

STATE OF TENNESSEE)
ss:
DAVIDSON COUNTY)

This Instrument Prepared from Information Provided by the Parties By:
SMITH & ARCHER, P.C.
Attorneys-at-Law
Nashville, Tennessee **(ldv)**
(Davidson County ~~Box 27-B~~)

WARRANTY DEED:

FOR AND IN CONSIDERATION of the sum of FORTY-NINE THOUSAND, NINE HUNDRED AND NO/100 DOLLARS ($49,900.00), cash in hand paid, the receipt of which is hereby acknowledged, We, the undersigned, **SHERMAN RAY GARRETT** and wife, **PATRICIA G. GARRETT**, have this day bargained and sold and do hereby transfer and convey unto **ELVESTER L. LEWIS, unmarried,** her heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> BEING the westerly part of Lot No. 16 on the Map of Ashton's Subdivision of the L.M. Lewis Farm at Bordeux, as of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee.
>
> Said part of said Lot No. 16 fronts 107 feet on the easterly side of Old Hydes Ferry Pike and runs back between parallel lines, with the southerly margin of Elizabeth Avenue 130 feet to a dead line.
>
> Being the same property conveyed to Sherman Ray Garrett and wife, Patricia G. Garrett by quitclaim deed from James L. Curtis, Trustee, of record in Deed Book 9539, page 495, Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO all matters appearing on subdivision plat of record in Book 421, Page 19, said Register's Office, and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantee, her heirs and assigns, forever.

The undersigned covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 1995 Davidson County real property taxes, which taxes are being prorated between the parties hereto, the grantors paying to the grantee their proportionate share and the grantee assuming and agreeing to pay same when due.

3802 07/07 0101 03CHECK 193.63

The undersigned further covenant and bind themselves, their heirs and assigns, forever, to warrant and defend the title to said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 5th day of July, 1995.

Sherman Ray Garrett
SHERMAN RAY GARRETT

Patricia G. Garrett
PATRICIA G. GARRETT

STATE OF TENNESSEE }
ss:
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named SHERMAN RAY GARRETT and wife, PATRICIA G. GARRETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5th day of July, 1995.

Linda L. Lewis
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

My commission expires: 10-14-96

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $49,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda L. Lewis
AFFIANT

SWORN to and subscribed before me, this the 5th day of July, 1995.

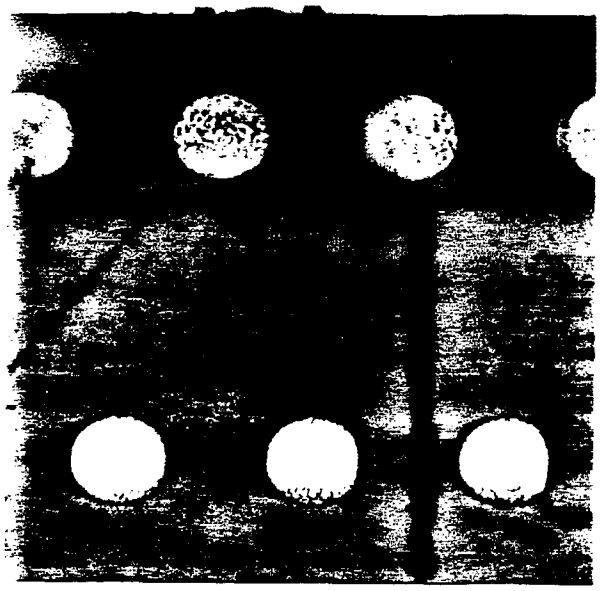
Leon Sharber
NOTARY PUBLIC

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 2-27-97

0076970
IDENTIF. & REFERENCE

95 JUL -7 AM 10:12
FELIX Z. GRUNDY II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

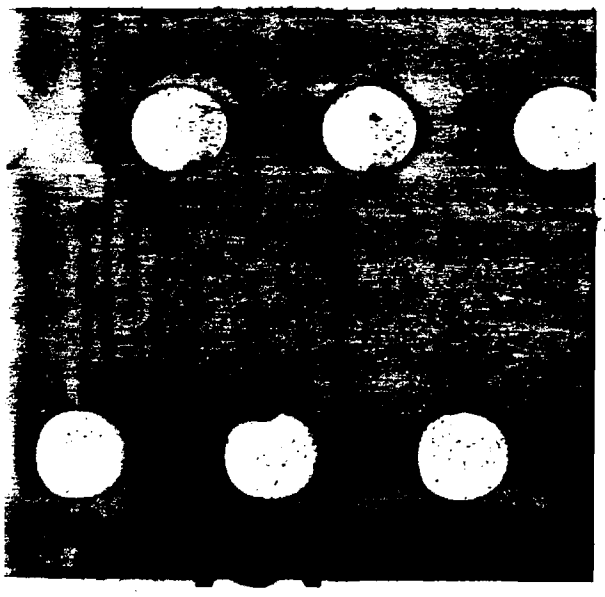
FOR _____

BOOK 9724 PG 723

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 49900.00	
			CON TX 184.63	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 193.63	
			CHECK 193.63	
07/07/95	01		10:14 0001 8B02	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0076970
IDENTIF. # REFERENCE

95 JUL -7 AM 10: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927940