39-B

BOOK 9789 PG 874

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN 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, **PAULA M. SHAWN**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto JAMES A. LEWIS, JR. and wife, CAROL D. LEWIS 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:

BEING Lot No. 48 on the Plat of Riverside, Phase I, a Planned Unit Development, as shown on the Plan of Riverside as of record in Book 6900, page 492, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description.

Together with an undivided percentage interest in the Common Elements (as defined in the Declaration of Easements and Restictive Covenants for Riverside) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said lot pursuant to the restrictive covenants.

BEING the same property conveyed to Paula M. Shawn by deeds of record in Book 8121, page 313 and Book 8479, page 411, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: (1) taxes for 1995, prorated and assumed; (2) all matters as appears on the Plan of record in Plat Book 6900, page 492,; and (3) Declaration of Covenants, Conditions and Restrictions of record in Book 7405, page 780 as amended in Book 7185, page 619, said Register's Office.

This is improved property known as: 312 Glenridge Court, Nashville, TN 37221

TO HAVE AND TO HOLD the same 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 our hands this 1st day of August, 1995.

Paula M Shawn
Paula M. Shawn

Unmarried

STATE OF Georgia

COUNTY OF DeKalb

On this, the 1st day of August, 1995 personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Paula M. Shawn Paula M Shawn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal.

Hulon C Chaney
Notary Public

NOTARY PUBLIC HULON C. CHANEY SPALDING COUNTY, GA

My commission expires: April 7-1998

* *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 148,400.00

Affiant

Subscribed and sworn to before me this ~~18th~~ 22nd day of August, 1995.

B Edwards-Dep Reg.
~~NOTARY PUBLIC~~

~~My Commission Expires~~:

* *

ADDRESS NEW OWNER(S): James H. Lewis, Jr. and Carol D. Lewis, 312 Glenridge Dr, Nashville, Tn 37221

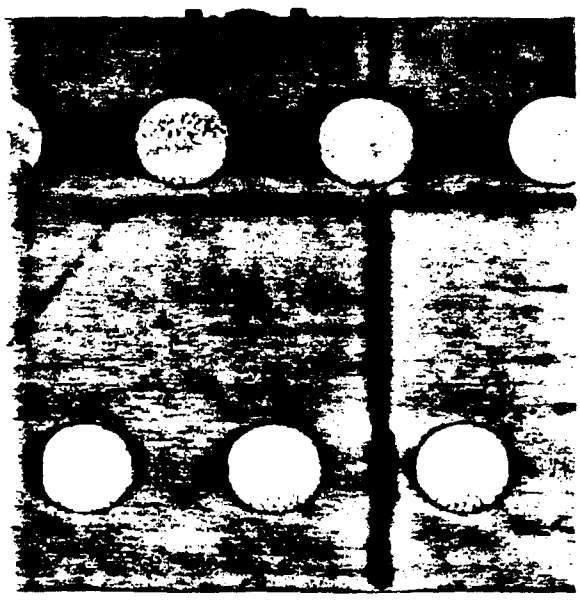
SEND TAX BILLS TO: First Tenn. Bank, 165 Madison Ave Ste 700, Memphis, Tn 38101

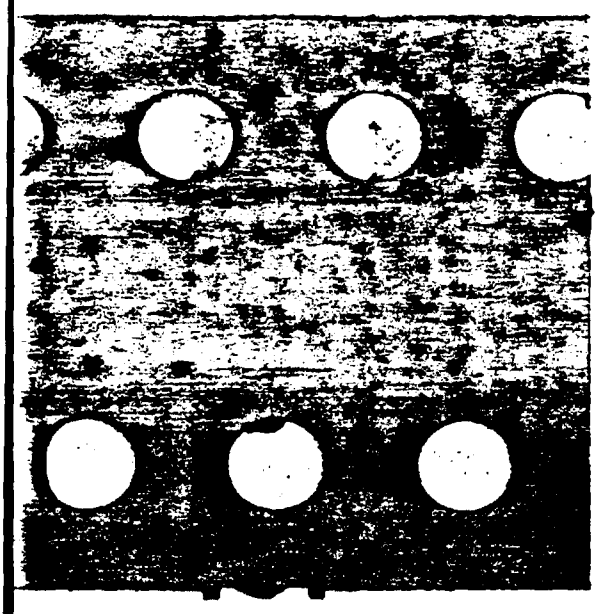
MAP: 142-13
GROUP: A
PARCEL: 48

95 AUG 22 PM 1:06 REGISTER DAVIDSON COUNTY, TN

0091966 IDENTIF. & REFERENCE

95 0091966 08/22/1995 03CHECK 558.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9769 PG 876

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
148400.00
CON TX 549.08
PRFEE 1.00
MDEED 8.00
TOTAL 558.08
CHECK 558.08
08/22/95 01 13:06 0001 5186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00091966
IDENTIF. ↑ REFERENCE

95 AUG 22 PM 1:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 544131