0155781 File Box 51-A

IDENTIF. & REFERENCE

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

96 MAR -1 PM 3:54

FELIX Z. PELSON II, REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Sean M. Lewis and Sandra L. Lewis
4500 Dakota Avenue
Nashville, TN 37209

S.M.L. A.T.P. pmc

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Capital Savings Co., Inc.
1407 E. Franklin Street
Chapel Hill, NC 27514

MAP AND PARCEL:
MAP 091-16
GROUP
PARCEL 129.00

WARRANTY DEED

BOOK 9964 PG 804

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Evans Swope, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sean M. Lewis and wife, Sandra L. 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:

> Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 401 of Block 20 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.
>
> Said part of Lot No. 401 fronts 50 feet on the northerly side of Dakota Avenue and runs back between parallel lines with the westerly margin of 45th Avenue North 150 feet to an alley.
>
> BEING the same property conveyed to Mary Evans Swope, by deed from Joseph T. Jurczyk, [a] married person, as of record in Book 8607, page 501, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as in the previous transfer.

This is improved property known as 4500 Dakota Avenue, Nashville, TN 37209 S.M.L. A.T.P. pmc

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sean M. Lewis and wife, Sandra L. Lewis, their heirs and assigns, forever; and I, Mary Evans Swope, unmarried, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9964 PG 805

Witness my hand this the 29th day of February, 1996.

Mary Evans Swope

Mary Evans Swope

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Mary Evans Swope, unmarried**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of February, 1996.

NOTARY PUBLIC

ADAM R. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of February, 1996.

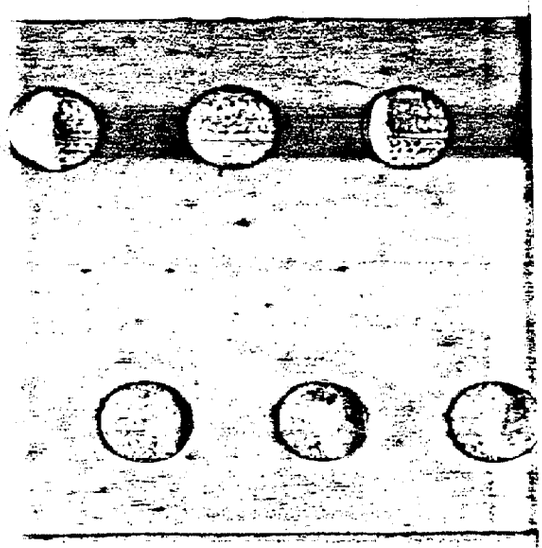
NOTARY PUBLIC

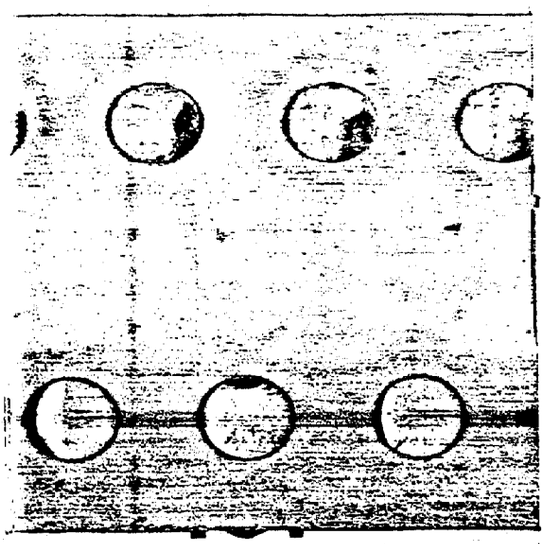
ADAM R. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: JUNE 19, 1999

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3746 03/01 0101 03CHECK 527.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9964 PG 806

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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

03/01/96 01 15:56 0001 3746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155781
IDENTIF. # REFERENCE

96 MAR -1 PM 3:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 1011872