WARRANTY DEED

BOOK 10052 PG 565

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

David W. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Lewis	Countrywide Funding Corporation	MAP 105-9
(NAME)	(NAME)	
1806 - 15th Avenue South	155 North Lake Avenue	PAR 11
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Pasadena, CA 91109	
(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, James W. Bilyeu

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Lewis and wife, Denise Gyauch

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 Lot Nos. 11 and 12 on the plan of Belmont Land Company's Subdivision of Lot No. 64 in O. B. Hayes' Plan of Large Lots, called Rokeby, not of record.

Said Lot Nos. 11 and 12 front 50 feet each on the easterly side of 15th Avenue South, formerly Washington Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James W. Bilyeu by deed from Alberta Nelson and spouse, James Lewis Nelson, of record in Book 9837, page 409, said Register's Office.

Dean Bilyeu joins in executing this Deed to convey any and all marital rights she may have in subject property.

This conveyance is subject to any and all easements and restrictions of record.

EFFECTIVE DATE 05/17 9:01 DEED-DEED 486.30

unimproved ( )
This is improved (X) property, known as 1806 - 15th Avenue South, Nashville, Tennessee 37212
(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 15th day of May 19 96

James W. Bilyeu

Dean Bilyeu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Bilyeu and wife, Dean Bilyeu

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 15th day of May, 19 96

Commission expires 5/24/97

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, and 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_____.

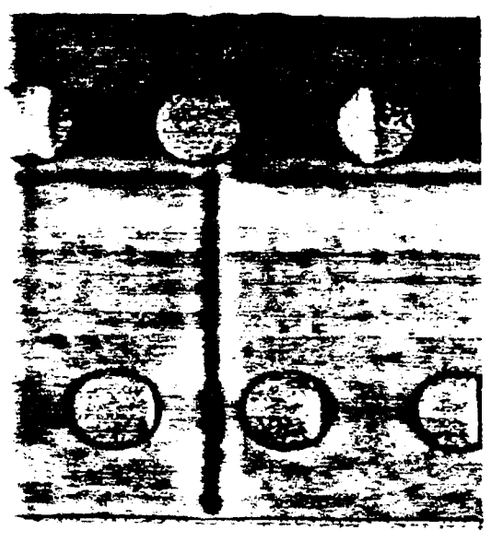
My commission expires _____

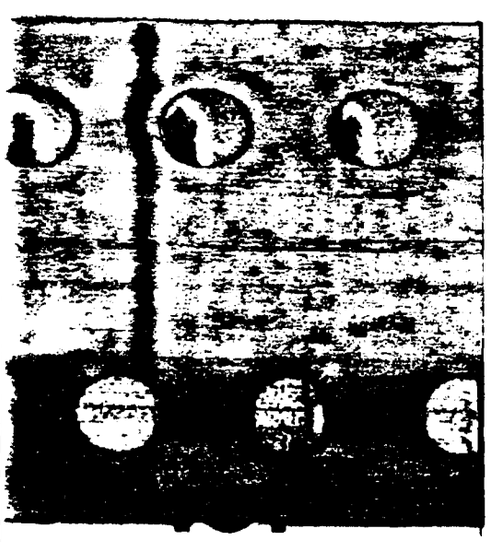
Notary Public

0182628
IDENTIF. & REFERENCE

96 MAY 17 AM 9:06

REGISTER





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

RECEIVED OF _____

FOR _____

BOOK 10052 PG 567

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
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

05/17/96 01 09:09 0001 2593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182628
IDENTIF. ↑ REFERENCE

96 MAY 17 AM 9:06

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

No. 1040549