BOOK 10374 PG 219

ADDRESS NEW OWNER AS FOLLOWS:

JO ANN LEWIS AND O'CONNOR LEWIS
1940 GRACELAND DRIVE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:

SAME

THIS INSTRUMENT PREPARED BY:

ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201-1628
615/254-3446

MAP - PARCEL NUMBER:

Map 093-16-0; Parcel 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of eight thousand eight thousand five hundred and no one-hundredths Dollars ($8,500.00) and other good and valuable consideration paid to JAMES B. WADE and wife, MARY E. WADE, (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, Grantors have bargained and sold, and do hereby transfer and convey, unto the said JO ANN LEWIS and O'CONNOR LEWIS, as tenants in common with right of suvivorship, (hereinafter referred to as "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 125 and 126 on the Plan of Maury and Claiborne's addition to South Nashville, of record in Book 21, Page 84 and 85, Register's Office for said County.
>
> **SAID** Lots Nos. 125 and 126 front together 70 feet on the westerly side of Lewis Street and run back between parallel lines 165 feet to an alley.
>
> **BEING** the same property conveyed to Anderson McAdoo by deed from George Wade, unmarried, of record in Book 2143, Page 473, Register's Office for Davidson County, Tennessee; the said Anderson McAdoo having since died. And being the same property devised to James B. Wade under the will of Anderson McAdoo, deceased, of record in Will Book 156, Page 375, Probate Court Clerk's Office of Davidson County, Tennessee.

This is improved property known as 114 Lewis Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantees, their heirs and assigns, forever.

AND the Grantors do hereby covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1995 property taxes, which have been prorated and assumed by Grantees; and (b) zoning limitations, and easements and restrictions of record. Grantor does further covenant and bind themselves, their heirs and assigns, 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.

IN WITNESS WHEREOF, Grantors have set their hands and seals, on this the 6 day of November, 1995.

James B Wade
JAMES B. WADE

MARY E. WADE

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, David L. Hamm, a Notary Public in and for said County and State, James B. Wade and wife, Mary E. Wade, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of November, 1995.

David L. Hamm
NOTARY PUBLIC

My Commission Expires: July 24, 1995

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is eight thousand five hundred and no one-hundredths Dollars ($8,500.00).

James B Wade
AFFIANT

Subscribed and sworn to before me, this the 6th day of November, 1995.

David L. Hamm
NOTARY PUBLIC

My Commission Expires: July 24, 1995

PICK-UP

02004.25
IDENTIFICATION/REFERENCE

4348 03/10 0101 01CASH 40.45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10374 PG 221

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	8500.00
			CON TX	31.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	40.45
			CASH	40.45

03/10/97 01 10:52 0001 4348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280425
IDENTIF. # REFERENCE

97 MAR 10 PM 10:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1124719