This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00281906

**PLEASE RECORD & RETURN TO:**
**CHICAGO TITLE INSURANCE COMPANY**
**BOX 35 FILE #** 00281906

# WARRANTY DEED

BOOK 10439 PG 295

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| LARRY TODD LEWIS | PACIFIC SOUTHWEST BANK | Map 141-15-C |
| (NAME) 1408 FOREST SIDE COURT | (NAME) 4144 N. CENTRAL EXPWY #160 | Parcel 32 CO |
| (STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37221 | (STREET ADDRESS) DALLAS, TX 75204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* Maurice F. Ayers and wife, Denise L. Ayers *have this day bargained and sold, and do hereby transfer and convey unto the said* LARRY TODD LEWIS AND WIFE, LEANNE F. LEWIS *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Phase "5" Rolling River Estates, of record in Book 5800, page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maurice F. Ayers and wife, Denise L. Ayers by deed from Glenn W. James and wife, Audrey M. James, of record in Book 7667, page 708, Register's Office for Davidson County, Tennessee.

*STATE OF* TENNESSEE
*COUNTY OF* WILLIAMSON *The actual consideration or value, whichever is greater, for this transfer is* $154,000.00
*Subscribed and sworn to before me this the* 30TH *day of* APRIL *19* 97 *Affiant*

*My commission expires:* MARCH 24, 2001 *(Affix Seal)*

*Notary Public* MARY B. SIMMONS

*This is unimproved ( ) property, known as* 1408 Forest Side Court, Nashville, TN 37221 *(House Number) (Street) (P.O. Address) (City or Town)*
*improved* (X)

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.*

*Whenever 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 hand this* 9th *day of* April *, 19* 97*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maurice F. Ayers

Denise L. Ayers

*STATE OF* Kansas
*COUNTY OF* Johnson

BOOK 10439 PG 296

*Personally appeared before me,* Sally R. Broughton, *a Notary Public in and for said County and State,* Maurice F. Ayers and Denise L. Ayers, *the within named bargainors, 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* Prairie Village, Kansas, *this* 9 *day of* April, *19* 97.

Sally R. Broughton
*Notary Public*

*My Commission Expires:* 7-29-2000

SALLY R. BROUGHTON
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 7-29-2000

*STATE OF* _____
*COUNTY OF* _____

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and official seal, at office in* _____, *this* __ *day of* _____, *19*__.

_____
*Notary Public*

*My Commission Expires:* _____

Encumbrances:

1. Taxes for 1997 and all subsequent years.

2. Subject to Restrictions of record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 689; and Book 5855, page 605; By-Laws of record in Book 4892, page 679; and Charter of record in Book 4892, page 671, amended in Book 8276, page 552; in said Register's Office, which sets forth restrictions, assessments, liens, and other matters and to which reference is hereby made for more particulars.

3. The Plan of record in Book 5800, page 33, said Register's Office, shows a building envelope; a 10 foot easement for public utility and drainage purposes along the rear line; and a 2.5 x 25 foot utility anchor easement located in the westerly corner of said lot. Subject to Notes on said Plan.

4. Survey by John B. Kohl, III, dated March 11, 1996, discloses the chain link fence of Lot No. 146 encroaching over onto subject lot.

**WARRANTY DEED**

**FROM**

**TO**

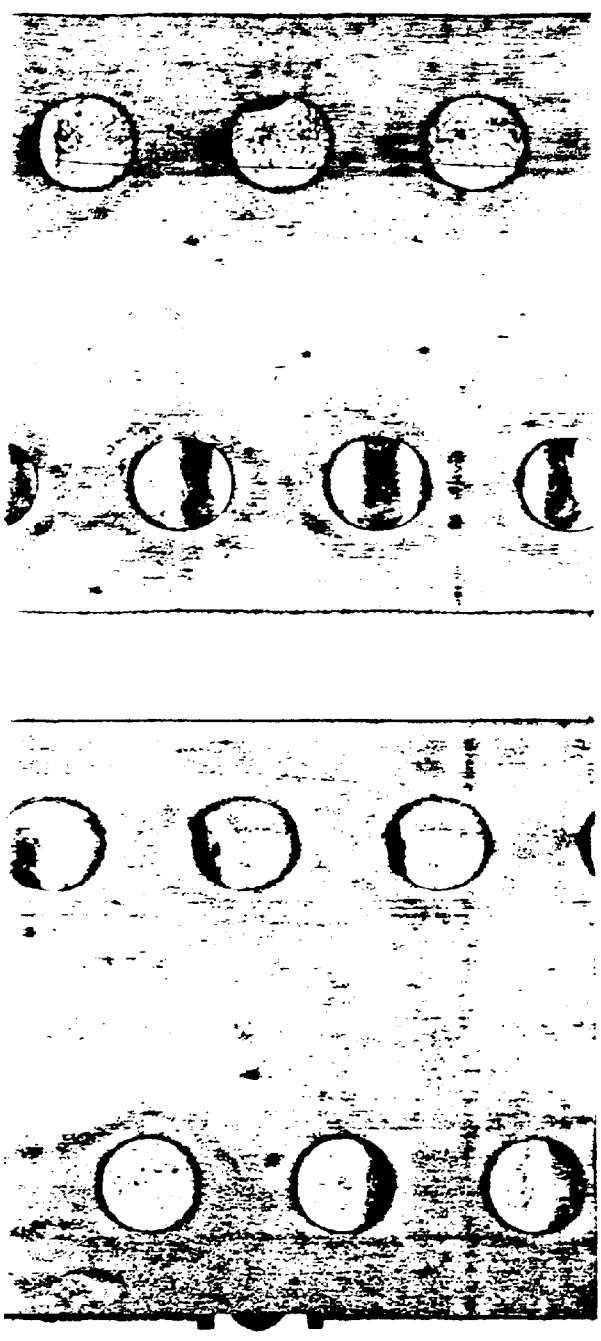
6314 05/02 0101 03CHECK 578.80

0300610

IDENTIFICATION REFERENCE

97 MAY -2 AM 10:35

REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10439 PG 297

| | | |
|---|---|---|
| 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 154000.00

CON TX 569.80

PRFEE 1.00

WDEED 8.00

TOTAL 578.80

CHECK 578.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/97 01 10:41 0001 6314

0300610

IDENTIF. ↑ REFERENCE

97 MAY -2 AM 10:35

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

**No.** 1146393