BOOK 10487 PG 617

WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBER
Jamie [redacted] Page jp 114 Lewis Street Nashville, TN 37210	SAME	Map 093-16-0 Parcels 144.00, 145.00, 146.00, and 147.00

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: $6,000.00. Walter Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 1997.
Notary Public
MY COMMISSION EXPIRES: 1-24-99

FOR AND IN CONSIDERATION OF the sum of six thousand and no one-hundredths Dollars ($6,000.00) and other good and valuable consideration paid by JAMIE PAGE (hereinafter referred to as "Grantee") to WALTER LEWIS and wife, JO ANN LEWIS, (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 Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT ONE

LAND in Davidson County, Tennessee, beginning the southerly 30 feet of Lot No. 154 on the Plan of Maury & Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, said Register's Office.

SAID part of said lot fronts 30 feet on the westerly side of Lewis Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Walter Lewis and wife, Jo Ann Lewis, by deed from Richard Chrismon, Jr., of record in Book 9656, Page 807, said Register's Office.

TRACT TWO

BEING the southerly 8½ feet of Lot No. 151, all of Lots Nos. 152 and 153, and the northerly 5 feet of Lot No. 154 in the Maury & Claiborne's Addition to Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, described together according to a survey made by James H. Zeigler, Surveyor, dated September 6, 1978, as follows:

BEGINNING at a point in the west side of Lewis Street, said beginning point being the northeast corner of a tract conveyed to Ronald Grant by deed from Evans Seay and wife, Alberta Seay, dated October 1, 1976, of record in Book 5074, Page 213, Register's Office

for Davidson County, Tennessee; running thence easterly along the southerly margin of Lewis Street 83.5 feet to the northwest corner of a tract of land conveyed to Richard Chrismon, Sr., by Mary Louise Davis and others, dated January 27, 1960, of record in Book 3028, Page 571, Register's Office for Davidson County, Tennessee, running thence westerly along Chrismon's north line 165 feet to an alley, said point being Chrismon's northwest corner, running thence northerly along the easterly margin of said alley, 83.5 feet to a point, said point being the southwest corner of said Ronald Grant Tract; thence along Ronald Grant's southerly margin a distance of 165 feet to the point of beginning.

SAID property being Parcel Nos. 145, 146, and 147 of Tax Map 93-16, Nashville, Davidson County, Tennessee, and being part of Lot Nos. 151 and 154, and Lot Nos. 152 and 153 in total, of Maury and Claiborne's Addition to South Nashville, Book 21, Page 84, said Register's Office.

BEING the same property conveyed to Jo Ann Lewis by deed from Lowery Mooney of record in Book 8807, Page 575, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 94, 96, 98, and 100 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 Grantee, its successors and assigns, forever.

AND the Grantors do hereby covenant with the Grantee, his heirs and assigns, that they are lawfully seized in fee simple; has full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1997 property taxes, which have been prorated and assumed by Grantee; and (b) zoning limitations and easements and restrictions of record. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have set their hands and seal, on this the 1st day of April, 1997.

Walter Lewis
WALTER LEWIS

Jo Ann Lewis
JO ANN LEWIS

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, Walter Lewis and wife, Jo Ann Lewis, 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 1st day of April, 1997.

NOTARY PUBLIC

My Commission Expires: July 24, 1999

03144 79
IDENTIF. ➔ REFERENCE

97 JUN 10 AM 11:52

FELIX E. ROBERTSON II REGISTER
DAVIDSON COUNTY, TN.

1397 06/10 0101 03CHECK 35.20

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

RECEIVED OF _____

FOR _____

BOOK 10487 PG 620

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 6000.00
CON TX 22.20
PRFEE 1.00
WDEED 12.00
TOTAL 35.20
CHECK 35.20

06/10/97 01 11:56 0001 1397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03144 79
IDENTIF. ↑ REFERENCE

97 JUN 10 AM 11:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161305