0029397

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

97 JUL 23 PM 1:50

W & I Ref: (sk) Title No: 39048
Dav. Co. File: Box 8

BOOK 10539 PG 508

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James G. Lewis Kathy A. Lewis 2002 20th Avenue South Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-12-142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 227,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erik E. Olsen and spouse, Cyndi Olsen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James G. Lewis and spouse, Kathy A. Lewis,** hereinafter called the **Grantee**, Grantee's 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 the southerly 50 feet of Lot No. 14 in the Plan of George W. Blair's First Subdivision of Belmont Heights, as found of record in the Office of the Register for said County, in Book No. 161, Page 175, revised in Book 332, Page 56 and Book 332, Page 117.

BEGINNING on the easterly side of 20th Avenue South, at the south line of said Lot No. 14, running thence eastwardly with said southerly line 189 feet to an alley; thence northerly with the west margin of said alley, 50 feet, thence westerly parallel with the southerly line of said lot 189 feet to the east margin of said 20th Avenue and thence along said margin of 20th Avenue southerly fifty (50) feet to the point of beginning, according to a survey by Barry Greer & Associates, Registered Land Surveyor, dated February 15, 1993.

BEING the same property conveyed to Erik E. Olsen and wife, Cyndi Olsen by deed from Grace Harding Harbison of record in Book 8874, Page 645, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2002 20th Avenue South , Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of July, 1997.

Erik E. Olsen

Cyndi Olsen

State of Tennessee
County of Davidson

On this 22nd day of July, 1997, before me the undersigned authority, personally appeared **Erik E. Olsen** and **Cyndi Olsen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 227,000.00

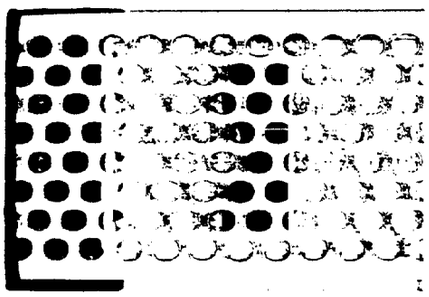
Affiant

Sworn and subscribed before me on the 22nd day of July, 1997.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

7902 07/23 0501 0.00



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

RECEIVED OF _____

FOR _____

BOOK 10539 PG 510

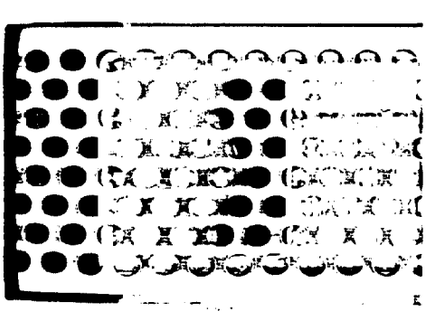
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CART
27000.00
CO TX 839.90
PRFEE 1.00
MISC 8.00
TOTAL 848.90
CHECK 848.90

07/23/97 01 10:49 0002 7902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0329397
IDENTIF. REFERENCE

97 JUL 23 PM 1:50

DAVIDSON COUNTY, TN

No. 1177581