File Basis-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Walter Lewis and Jo Ann Lewis
1940 Graceland Avenue
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MORTGAGEE:
None

MAP AND PARCEL:
MAP 91-12
GROUP
PARCEL 197

WARRANTY DEED

BOOK 10620 PG 184

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jerry W. Drake, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Walter Lewis and wife, Jo Ann Lewis**, 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:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

Sherry G. Drake joins in this conveyance to convey any and all rights she may have in the subject property by virtue of her marriage to Jerry W. Drake.

This is improved property known as 713 40th Avenue North, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Lewis and wife, Jo Ann Lewis, their heirs and assigns, forever; and I, Jerry W. Drake, married, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of September, 1997.

BOOK 10620 PG 185

Jerry W. Drake

Sherry G. Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jerry W. Drake and wife, Sherry G. Drake**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of September, 1997.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $62,500.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of September, 1997.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 28, 2000

C:\WP51\WORK\CLOSINGS\GM907596.WD

EXHIBIT A

BOOK 10620 PG 186

Land in Davidson County, Tennessee, being Lot No. 12, in the Stanley Subdivision of part of Lot No. 14 on the Plan of Clifton, being the northeasterly 50 x 229 feet, more or less, of said Lot No. 14 on the said Clifton Plan, of record in Book 21, page 35, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 50 feet on the westerly side of 40th Avenue North, formerly Clifton Avenue, and runs back between parallel lines with the southerly margin of Illinois [Avenue], formerly Hill Avenue, 229 feet, more or less, to an alley.

BEING the same property conveyed to Jerry W. Drake, by deed from The Estate of Charles H. Dungey, Sr., (deceased), as of record in Book 9190, page 838, and re-recorded in Book 9252, page 885, Register's Office for Davidson County, Tennessee.

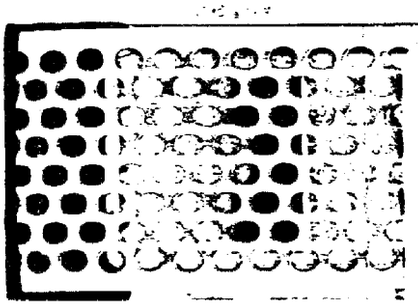
0351941

IDENTIFICATION REFERENCE

97 SEP 24 PM 2:48

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2288 09/24 0101 03CHECK 244.25



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

RECEIVED OF _____

FOR _____

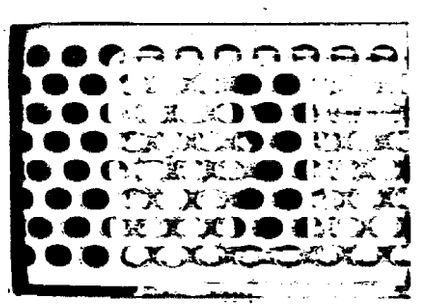
BOOK 10620 PG 187

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 12.00
TOTAL 244.25
CHECK 244.25

09/24/97 01 14:49 0001 2288



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351941
IDENTIF. ← REFERENCE

97 SEP 24 PM 2:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1201677