BOOK 10948 PG 120

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $9,200.00.

James Davis
Affiant

Sworn to and subscribed before me on this the 27th day of May, 1998.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires 3-27-99

ADDRESS NEW OWNER:
James Davis and wife,
LaDevia Davis
P O Box 70608
Nashville TN 37207

SEND TAX BILLS TO:
SAME AS NEW OWNER

Map/Parcel: 70-8-110 &
70-8-111

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, O'CONNER LEWIS and WENDELL LEWIS, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JAMES DAVIS and wife, LADEVIA DAVIS, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot Nos. Thirty-four (34) and thirty-five (35) on the Map of Part of Free Silver Plan as recorded in Book 161, Page 76, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 34 and 35 front together fifty (50) feet on Gains Street and run back between parallel lines and one hundred twenty-five (125) feet to an alley.

BEING the same property conveyed to O'Conner Lewis and Wendell Lewis, by deed from Thomas E. Allen and Grace Scruggs, heirs-at-law of Julia J. Allen, deceased, of record in Book 8997, page 990, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lots 34 & 35, Gains Street, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1) 1998 Davidson County taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 161, page 76, for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our 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.

WITNESS our hands this the 27th day of May, 1998.

O'Conner Lewis
O'CONNER LEWIS

Wendell Lewis
WENDELL LEWIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, O'CONNER LEWIS and WENDELL LEWIS, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 27th day of May, 1998.

Charles A Cox
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 27, 1999

04427.45

IDENTIF. & REFERENCE

98 MAY 28 AM 9:26

[illegible]
REGISTER
DAVIDSON COUNTY, TN.

437 35.28 01.01 03CHECK 43.04

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

RECEIVED OF _____

FOR _____

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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 9200.00
CON TX 34.04
PRFEE 1.00
DEED 8.00
TOTAL 43.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04427745
IDENTIF. ← REFERENCE

98 MAY 28 AM 9:26

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

No. 1298394