THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $62,500.00. M. Vicki Schmidt **Affiant** Subscribed and sworn to before me, this 27th day of July, 1998. Notary Public My Commission Expires: 3/23/98

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Address New Owner As Follows: John R. Lewis 121 Coventry Woods Drive Madison, TN 37115	Send Tax Bills To: SAME	Map-Parcel Number: 052-01-0-A 121.00CO 11D 94357

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKI L. SCHMIDT, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

** **JOHN R. LEWIS,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel
** UNMARRIED
of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 121, Coventry Woods, Section 1, Revised, of record in Book 6966, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki L. Schmidt by deed from NationsBanc Mortgage Corporation, of record in Book 9398, page 363, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6966, page 333, Register's Office for Davidson County, Tennessee.

3. First Amendment to By-Laws of Coventry Woods Homeowner's Association, Inc., of record in book 9665, page 575, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 6250, page 567, Register's Office for said County, and as attached as Exhibit A to the Declaration of Covenants of record at Book 6966, page 370, Register's Office for Davidson County, Tennessee.

This is improved property known as 121 Coventry Woods Drive, Madison, TN 37115.

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, his heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my 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 person whomsoever.

WITNESS my hand this 27th day of July, 1998.

Vicki L. Schmidt

Vicki L. Schmidt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICKI L. SCHMIDT, unmarried,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of July, 1998.

Notary Public

My Commission Expires: 3/23/2002

0896 07/31 0101 03CHECK 242.25

0469314
IDENTIFICATION REFERENCE
98 JUL 31 PM 2:09
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11044 PAGE 992

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
MDEED 8.00
CFEE 2.00
TOTAL 242.25
CHECK 242.25

07/31/98 01 14:11 0001 0896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469314
IDENTIF. # REFERENCE

98 JUL 31 PM 2:09

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

No. 1326512

7-31-98

VOID

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