BOOK 11391 PG. 88

WARRANTY DEED

TCBL-CPI-99-841

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~150,000.00~~ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 99

Notary Public

MY COMMISSION EXPIRES: 11/30/02
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Lewis	cash	070-130-125
(NAME)	(NAME)	
3105 Clarksville Hwy		070-130-126
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Archie M. Carney Jr. and ~~Cathrine~~ Catherine Jenkins Carney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Lewis and wife, Hilda 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:

A Tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being in the Village of Bordeaux, described as follows;

Beginning at an iron pin in the south margin of U.S. Highway #41-A, the same being South 56 degrees 39 minutes East 505.7 feet from center line of South Hamilton Road; proceeding thence with the south margin of said U.S. Highway #41-A South 56 degrees 39 minutes East 55 feet to an iron pin; thence leaving said right of way and proceeding south 33 degrees 21 minutes West 257 feet to an iron pin; thence North 56 degrees 39 minutes West 55 feet to an iron pin; thence North 33 degrees 21 minutes East 257 feet to the point of beginning, including in addition thereto, all right title and interest of the Grantor in property to the north of said tract to the center line of said U.S, Highway #41-A, described according to survey of Barge, Waggoner and Summer, Inc. Engineers, dated Novemver 8, 1957, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Archie M Carney and wife, Catherine Jenkins Carney by deed from Gulf Oil Corporation of record in Deed Book 2746, page 287, Register's Office for said County.

Land in the 13th, formerly the 23rd, civil District of said County, situated in the Vilage of Bordeaux, described as follows:

Beginning in the center of Bridge Avenue 510 1/4 feet northwest from the southeast face of abutment of new bridge; and running with the center of said avenue north 57-3/4 degrees west 82 feet to a point in the center of said

CONTINUED

This is improved (X) unimproved ( ) property, known as 3105 Clarksville Hwy, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this ~~25th~~ 26th day of February, 19 99

Archie M Carney Jr
Archie M. Carney Jr.

Catherine Jenkins Carney
~~Cathrine~~ Jenkins Carney
Catherine C.J.C. AMC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11391 PG. 89

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Archie M. Carney Jr. and ~~Cathrine~~ Catherine Jenkins Carney

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 19 99.

Commission expires 5-27-01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

avenue; thence at right angles to said center in a southwesterly direction 300 feet to a line; thence at right angles to the last mentioned line in a southeasterly direction and parallel with the center of Bridge Avenue 82 feet to the southwesterly to the corner of the John E. Stephens' line; thence along said line in a northwesterly direction 300 feet to the point of beginning, including in the boundaries thereof a strip 30 feet wide described in deed from M.O. Randall and wife, to F.A. Treppard, the use of which was granted to Treppard, his heirs and assigns, to be used as a street to the back of his lot, said deed being of record in Book 213, page 221, Register's Office for said County.

Being the same property conveyed to Mrs Catherine Jenkins Carney by deed from M.L. Jenkins and wife Maggie Jenkins of record in Book 1972, page 177, Register's Office for said County, the said M.L. Jenkins and wife Maggie B Jenkins having reserved a life estate therein, the said Maggie B. Jenkins having since died.

0563046
IDENTIFICATION REFERENCE
99 MAR 18 PM 3:10
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
0642 03/18 0101 03CHECK 14.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11391 PG. 91

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0563045
IDENTIF. & REFERENCE

99 MAR 18 PM 3:10
ELLIOTT REGISTER
DAVIDSON COUNTY, TN.

CAMT	150000.00
CON TX	555.00
PRFEE	1.00
WHEED	8.00
CFEE	2.00
TOTAL	566.00
CHECK	566.00

03/10/99 01 15:09 0001 0641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439753

NASHVILLE BUSINESS FORMS, INC.
615-255-0650