THIS INSTRUMENT PREPARED BY:

Instr:200001130004592 Page: 1 OF 3
REC'D FOR REC 01/13/2000 9:51:34AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $481.00

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James A. Lewis, et ux 4467 Pecan Valley Rd. Nashville, TN 37218	Same as New Owner	Map 67 Parcel 23 Field Book 13D 45260

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JIMMY B. DOZIER, JR., unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JAMES A. LEWIS and wife, HILDA M. LEWIS, hereinafter referred to as 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 25th, Civil District of Davidson County, Tennessee, being Lot No. 2 of William Alva Scott lands, described according to a survey made by John Setters in 1946, as follows:

BEGINNING on the northerly margin of New Hydes Ferry Pike or State Highway No. 12, said beginning point being the southwest corner of the property conveyed to W. Louis Simpkins and wife, by deed from William Alva Scott and wife, of record in Book 1417, page 450, Register's Office for Davidson County, Tennessee, said beginning point being also the common corner of Lots 1 and 2; thence with the line between said two lots, northwardly 1600 feet; thence westwardly 205.3 feet to the common corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 1700 feet to the northerly margin of State Highway No. 12 or New Hydes Ferry Pike; thence with the northerly margin of said Pike, eastwardly 200 feet to the point of beginning, containing 7.57 acres, more or less.

INCLUDED in the above property description but expressly EXCLUDED therefrom is a tract of land conveyed to the State of Tennessee of record in Book 9620, page 589, said Register's Office, more particulary and specifically described as follows:

> BEGINNING at a point in the existing northerly margin of State Route 12, 19 feet, more or less, from centerline station 381+26.86; thence, with said existing northerly margin, South 66 deg. 29 min. 04 sec. West, 180.76 feet to a point in the westerly line of subject tract 19 feet, more or less, from centerline station 383+07.46; thence, with said westerly line, North 10 deg. 20 min. 13 sec. West, 34.66 feet to a point in the proposed northerly margin 52 feet from centerline station 382+95.42; thence, with said proposed northerly margin, North 66 deg. 38 min. 10 sec. East, 67.99 feet to a point in the proposed northerly margin 52.00 feet from centerline station 382+27.43; thence, with said proposed northerly margin, North 66 deg. 47 min. 37 sec. East, 112.59 feet to a point in the easterly line of subject tract 52.00 feet from centerline station 381+15.27; thence, with said easterly line, South 10 deg. 20 min. 13 sec. East, 33.85 feet to the beginning, containing 0.139 of an acre.

EASEMENTS: This conveyance is made subject to the applicable easements contained in the said deed from Jimmy B. Dozier, Jr. to the State of Tennessee of record in Book 9620, page 589, said Register's Office.

BEING the same property conveyed to Jimmy B. Dozier, Jr. by deed from Nelda L. Dozier of record in Book 8510, page 981, Register's Office for Davidson County, TN.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 5164 Ashland City Highway, Nashville, TN 37218.

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 I, the GRANTOR, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, and will be paid, in full, by the GRANTEES, when due.

2. Subject to the applicable easements contained in the deed from Jimmy B. Dozier, Jr. to the State of Tennessee of record in Book 9620, page 589, said Register's Office.

And, I, the GRANTOR, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Jimmy B Dozier Jr.

JIMMY B. DOZIER, JR., unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIMMY B. DOZIER, JR., unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of January, 2000.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed before me, this the 4th day of January, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001