Davidson County DEEDWARR
Recvd: 06/14/01 10:22 3pgs
Fees:15.00 Taxes:460.65
20010614-0062853

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of June, 2001.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE
DONALD R. BARRETT, JR.
WILLIAMSON COUNTY, TENN.

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William D. Stewart
6740 Clarksville Pike
Joelton, TN 37080

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 14-000-037.02

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William C. Lewis, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **William D. Stewart, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Located in the 14th Civil district of Davidson County, Tennessee, beginning at a point in the northerly margin of Clarksville Highway, U.S. 41A and Tennessee 112, said point being the southwest corner of the property conveyed to Harry L. Swain and wife, June Ray Swain, by deed of record in Book 3822, page 875, said Register's Office; thence North 2 deg 15 minutes East 570.0 feet to a point; thence North 60 deg 15 minutes West 170.0 feet to a point; thence in a southerly direction along an old fence line; 600 feet to a point in the Northerly margin of the said Clarksville Highway; thence in an easterly direction along the northerly margin of Clarksville Highway 160.0 feet to the point of beginning.

Being the same property conveyed to William C. Lewis by Deed of Correction from Evelyn Marie Lewis of record in Book 11670, page 496, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001 and subsequent years, a lien, not yet due and payable.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume not liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

The Plan of record in Plat Book 5190, 307, Register's Office for Davidson County, Tennessee.

The acreage mentioned in the legal description is only for the convenience is identifying the tract itself; it is not intended that this policy insure that amount of acreage.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6740 Clarksville Pike, Joelton, TN 37080.

**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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of June, 2001.

William C. Lewis

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Lewis, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 2001

Notary Public

11-18-01
My Commission Expires

