02

Realty 48A

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18075**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $739,000.00. Judith T Lewis Affiant Subscribed and sworn to before me, this 15th day of JUNE, 2001. Notary Public My Commission Expires:

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

WARRANTY DEED

Address New Owner: Mrs. Judith T. Lewis 3505 Hampton Avenue Nashville, TN 37215	**Send Tax Bills To:** SUNTRUST BANK 201 Fourth Ave. N. 7th Floor Nashville, TN. 37219	**Tax Information:** MAP 117-05-0 PAR 100.00 FB 07DA 24370

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, H. DENNIS THOMPSON AND WIFE, CYNTHIA W. THOMPSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JUDITH T. LEWIS, MARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3505 Hampton Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of JUNE, 2001.

H. DENNIS THOMPSON

Cynthia W. Thomp
CYNTHIA W. THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, H. DENNIS THOMPSON AND WIFE, CYNTHIA W. THOMPSON, 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, at office, this 15th day of JUNE, 2001.

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 06/26/01 08:59 2pgs
Fees:11.00 Taxes:2734.30

20010626-0067304

TRACT NO. 1

Land in Davidson County, Tennessee being part of a 22.22 acre tract conveyed to N.E. Richardson by deed of record in Book 518, page 659, Register's Office for said County, and described according to a copy of a survey made by James A. Hamilton, Jr., Surveyor, dated January 3, 1957, as follows:

Beginning at a point in the centerline of Hampton Avenue, at the northeast corner of this lot, and the northwest corner of the lot conveyed to J.W. Pearre and wife, by deed from Katherine B. Jones, as of record in Book 2142, page 553, said Register's Office; thence with Pearre's west line, South 5 deg. 49 min. 16 sec. East 277.65 feet to the northline of the property conveyed to Virginia Lee Estes, by deed of record in Book 1054, page 152, said Register's Office; thence with her north line, North 88 deg. 14 min. 40 sec. West 118.75 feet to an iron pin in an old tree row in the east line of the property of Carl Henricks; thence with Henricks' east line, North 2 deg. West 271.1 feet to a point in the centerline of Hampton Avenue; thence with the centerline of the same, North 89 deg. East 100 feet to the point of beginning.

TRACT NO. 2

Land in Davidson County, Tennessee, beginning at an existing iron pin in the southwest corner of the Isenhour property, said iron pin being South 2 deg. 00 min. East a distance of 246.1 feet from an existing concrete monument in the south right-of-way of Hampton Avenue, said concrete monument being 727 feet, more or less, east of the centerline of Bowling Avenue, and proceeding as follows:

South 88 deg. 15 min. East a distance of 118.75 feet, more or less, to an iron pin; thence South 5 deg. 49 min. East a distance of 40.9 feet, more or less, to an iron pin; thence North 84 deg. 36 min. West a distance of 121.75 feet, more or less, to an iron pin; thence North 2 deg. 00 min. West a distance of 37.1 feet, more or less, to the point of beginning and containing .106 acres, as shown on survey by Turner Engineering Company dated October 8, 1971.

Being the same property conveyed to H. Dennis Thompson and wife, Cynthia W. Thompson by deed from Frank W. Stevens, Jr. and Karen H. Stevens, both unmarried of record in Book 9941, page 522, said Register's Office.

EXHIBIT "A"