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. 18208**	STATE OF TENNESSEE: COUNTY OF Davidson: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. George N. Degerberg III Affiant Subscribed and sworn to before me, this 24th day of August, 2001. Notary Public My Commission Expires: My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: GEORGE N. DEGERBERG, III 1416 Holly Street Nashville, Tennessee 37216	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-11 PAR 165 FB 24W6845

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, WILLIAM JAMES LEWIS, BETTY LEWIS GOSS, RUSSELL W. LEWIS, III, EDWARD CHARLES LEWIS, DAVID ROBERTSON LEWIS AND DOROTHY LEWIS KINNEY, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF KATHERINE B. LEWIS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GEORGE N. DEGERBERG, III, 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 2413 Fairfax Avenue, Nashville, TENNESSEE 37212.

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 24th day of August, 2001.

William James Lewis
WILLIAM JAMES LEWIS

Edward Charles Lewis by William James Lewis Attorney in fact
EDWARD CHARLES LEWIS**

David Robertson Lewis by William James Lewis Attorney in fact
DAVID ROBERTSON LEWIS**

Betty Lewis Goss by William James Lewis Attorney in fact
BETTY LEWIS GOSS**

Russell W. Lewis III by William James Lewis Attorney in fact
RUSSELL W. LEWIS, III**

Dorothy Lewis Kinney by William James Lewis Attorney in fact
DOROTHY LEWIS KINNEY**

**BY: WILLIAM JAMES LEWIS, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH *

* 20010829-0093722
20010829-0093723
20010829-0093724
20010829-0093725
20010829-0093726

Davidson County DEEDWARR
Recvd: 08/29/01 11:15 3pgs
Fees:18.00 Taxes:1036.00
20010829-0093727

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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

Witness my hand, at office, this 24th day of August, 2001.

My Commission Expires: _____

NotaryPublic

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM JAMES LEWIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said BETTY LEWIS GOSS, RUSSELL W. LEWIS, III, EDWARD CHARLES LEWIS, DAVID ROBERTSON LEWIS AND DOROTHY LEWIS KINNEY and is authorized by the said BETTY LEWIS GOSS, RUSSELL W. LEWIS, III, EDWARD CHARLES LEWIS, DAVID ROBERTSON LEWIS AND DOROTHY LEWIS KINNEY to execute this instrument on their behalf.

Witness my hand, at Office, this 24th day of August, 2001.

Notary Public

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place, as of record in Plat Book 421, page 7, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Russell W. Lewis and wife, Katherine B. Lewis by deed from Kurt Salmon Associates, Inc. of record in Book 1516, page 551, said Register's Office. Russell W. Lewis has since died. Katherine B. Lewis has subsequently died and devised said property to William James Lewis, Betty Lewis Goss, Russell W. Lewis, III, Edward Charles Lewis, David Robertson Lewis and Dorothy Lewis Kinney, by Will of record in Volume No. 1608/294691, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 7, said Register's Office.