COMMONWEALTH

333 GALLATIN Rd
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **February, 2002, by and between GEORGE L. LEWIS and RAMONA P. LEWIS, HUSBAND AN WIFE, hereinafter called Grantors, and PHILLIP EDWARD REDING and EMMA LUCY REDING, HUSBAND AND WIFE, hereinafter called Grantees.**

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, GEORGE L. LEWIS and RAMONA P. LEWIS, HUSBAND AN WIFE, Grantors, do hereby bargain, sell, transfer and convey unto PHILLIP EDWARD REDING and EMMA LUCY REDING, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 850 A&B DENSON AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind THEMSELVES AND THEIR successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

George L. Lewis
GEORGE L. LEWIS
Signature of Seller

Ramona P. Lewis
RAMONA P. LEWIS

Davidson County DEEDWARR
Recvd: 02/13/02 08:32 3pgs
Fees:18.00 Taxes:222.00



20020213-0018831

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GEORGE L. LEWIS and RAMONA P. LEWIS, HUSBAND AN WIFE, the within named bargainors, 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 **5th** day of February, 2002.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

PHILLIP EDWARD REDING and EMMA LUCY REDING, HUSBAND AND WIFE

850 A&B DENSON AVENUE
MADISON, TN 37115

Property Address:

850 A&B DENSON AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME
848 DENSON AVENUE
MADISON, TN 37115

Map & Parcel #: MAP 52-5, PARCEL 52

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Phillip Reding
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **February, 2002.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson COunty, Tennessee, being lot No. 21 of Block "J" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 60 feet in the westerly side of Idlewild Avenue (now Denson Avenue) and runs back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to GEORGE L. LEWIS and RAMONA P. LEWIS, HUSBAND AN WIFE, by Deed from ROSE A. DETHERIDGE, IVAN W. WALLACE, of record in BOOK 7343, PAGE 604, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 7yr& and subsequent years, A LIEN, not yet due and payable (MAP 52-5, PARCEL 52).

2. All matters as set forth on the Plan of Revised Plan of Madison Park Subdivision, of record in Plat Book 843, page 17, said Register's Office.