THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this the 27 day of FEBRUARY, 2002.

Notary Public

My Commission Expires: 1/29/05

Davidson County DEEDWARR
Recvd: 03/07/02 15:27 2pgs
Fees:13.00 Taxes:610.50
20020307-0029053

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
James B. Lewis and wife, Tana H. Lewis 5164 Ashland City Highway Nashville, Tennessee 37218	Same	Map 067-00-0 Parcel 023.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, James A. Lewis and wife, Hilda M. Lewis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto James B. Lewis and wife, Tana H. Lewis,** hereinafter called 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 by 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 particularly 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, 33.86 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 James A. Lewis and wife, Hilda M. Lewis, by deed from Jimmy B. Dozier, Jr., unmarried, of record in Instrument 20000113-0004592, Register's Office for Davidson County, Tennessee.

This is the same legal description set forth in the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record which may affect the aforedescribed tract of land.

This is improved property known as 5164 Ashland City Highway, Nashville, Tennessee 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and we do further covenant and bind ourselves, our 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. Whenever 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 our hands this 27th day of FEBRUARY, 2002.

JAMES A. LEWIS

HILDA M. LEWIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named James A. Lewis and wife, Hilda M. Lewis, the 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 and seal at Nashville, Tennessee, this 27th day of FEBRUARY, 2002.

NOTARY PUBLIC

My Commission Expires: 1/29/05

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE SHARON