Davidson County DEEDWARR
Recvd: 04/09/02 10:18 2pgs
Fees:12.00 Taxes:0.00
20020409-0043286

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of January, 2002, by and between

DAVID E. LEWIS, JR. and FRANCES B. LEWIS,

hereinafter called Grantors,

and

DAVID E. LEWIS and MARY JACQUELINE LEWIS,

hereinafter called Grantees.

WITNESSETH: That for the consideration hereinafter expressed the Grantors have bargained and sold and do hereby bargain, sell, convey and confirm unto the Grantees an undivided one-half interest in the following described real estate, situated and being in the Antioch Civil District of the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 199 on the Plan of Fair Oaks, Section 1, of record in Plat Book 4175, Pages 42 and 43, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to David E. Lewis, Jr. and wife, Frances B. Lewis by deed from Ed Hodge and wife Evelyn M. Hodge, of record in Book 5253, Page ~~441~~ 414, said Register's Office.

BEING the same property of which one-half interest was conveyed to David Edward Lewis and wife, Mary Jacqueline Lewis, by deed from David E. Lewis, Jr. and Frances B. Lewis, of record in Book *, Page _____, said Register's Office. * Inst # 20020409 0043285

This conveyance is subject to restrictions of record in Book 4289, Page 198, and Book 4475, Page 863, said Register's Office.

This conveyance is subject to a public utility and drainage easement; an anchor easement; and building lines, of record in Plat Book 4175, Pages 42 and 43, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and restrictions of record.

Being all or part of same property described in the Davidson County Register's Deed Book 5253, Page 414.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantees, Grantees' heirs and assigns, in fee simple forever.

The Grantors do hereby covenant with the Grantees that the Grantors are lawfully seized in fee of the aforedescribed real estate; that the Grantors have a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantees;

And that the title and quiet possession Grantors warrant and will forever defend against the lawful claims of all persons.
Any reference to recorded instruments is reference to the Register's Office in said County.
Deed prepared without the benefit of survey or title examination.

This property is conveyed as a gift to Grantors' son and daughter-in-law.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

WITNESS my hand and seal this the 3rd day of January, 2002.

David E Lewis Jr
David E. Lewis, Jr.

Frances B Lewis
Frances B. Lewis

STATE OF ALABAMA, COUNTY OF JEFFERSON;ss

On this 3rd day of January, 2002, before me personally appeared DAVID E. LEWIS, JR. and FRANCES B. LEWIS, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as the free act and deed.

Notary Public

My commission expires:

March 31, 2003

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ ~~20,000.00~~ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mary J Lewis
Affiant

Subscribed and sworn to before me this 9th of April 2002.

, ~~NOTARY PUBLIC~~ Deputy Register

My commission expires:

STATE TAX	$	
Register's Fee	$	1.00
Recording Fee	$	
Total	$	

Person or Agency responsible for and Payment of taxes:

Name David and Jackie Lewis
Address 213 Sherry Ct.
Antioch, TN 37013

Property Address 213 Sherry Ct.
Antioch, TN 37013
Mail Tax Notice to David E. Lewis
Map and Parcel
S DU-52746
162-6 89
LOAN NUMBER
FILE NUMBER
CLT NUMBER

THIS INSTRUMENT PREPARED BY
James E. Roberts, Attorney
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