WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4/23/02

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Webster	SAME	093-16/070.00
(NAME)	(NAME)	
84 Maury St.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **O'Conner Lee Lewis and Joann Lewis as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ralph Webster and Alma Faye Webster, husband and wife,** 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:

Land in Davidson County, Tennessee, being the southerly 2 feet of the easterly 101 feet of Lot Nos. 107 and the easterly 101 feet of Lots No. 108 and 109 on the plan of Maury and Claibornes Addition to South Nashville as of record in Book 21, page 84 and 85, Register's Office for said County.
Said parts of Lots Nos. 107,108 and 109 front together 72 feet on the westerly side of Maury Street and runs back between parallel lines, with the northerly margin of Pain Street, 101 feet to a dead line.

Being the same property conveyed to O,Conner Lee Lewis and Joann Lewis, as joint tenants with right of survivorship, by Deed from Sammie L. Davis, a widow, dated 9/14/88, recorded 9/19/88, in Book 7655, page 302, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 84 Maury St., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 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, unless otherwise herein set out; 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. Wherever 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/my hands this 4/23/02.

Davidson County DEEDWARR
Recvd: 04/26/02 10:13 1pgs
Fees:13.00 Taxes:305.25
20020426-0051478

O'Conner Lee Lewis
O'Conner Lee Lewis

Joann Lewis
Joann Lewis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared O'Conner Lee Lewis and Joann Lewis and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 4/23/02.

Commission expires: 5/20/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public