Davidson County DEEDWARR
Recvd: 07/15/02 08:31 4pgs
Fees:22.00 Taxes:0.00

20020715-0084369

RE-RECORD

NEW OWNER & PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

George Bartlett, Jr. + Bethany Bartlett
8901 Griffith Rd
Nashville, TN 37221

This instrument prepared by:
CHARLES E. WARD, Attorney
1010 East Main Street
Livingston, TN 38570
BPR#: 010667
931/823-8463

Davidson County DEEDWARR
Recvd: 06/28/02 09:08 4pgs
Fees:23.00 Taxes:277.50

[redacted]

20020628-0078030

WARRANTY DEED

This deed made and entered into on this the 21st day of June, 2002 by and between **Hazel Lewis Frierson, Trustee/Executrix of the Estate of Tom Lewis, Jr., exercising the full power and authority vested in her, and Sandra Denise Johnson, beneficiary under the Last Will and Testament of Tom Lewis, Jr.**, hereinafter referred to as the Grantors, and **George Bartlett, Jr. and wife Bethany Bartlett**, hereinafter referred as the Grantees.

WITNESSETH

That for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantors have this day bargained and sold, and by these presents do hereby transfer and convey, unto the said Grantees, their heirs and assigns, the following described tract or parcel of land located in the _____ Civil District of Davidson County, Tennessee, to wit:

Parcel 201

Being a tract of land as shown on Map 155, Assessor's office, and lying in Davidson County, Nashville, Tennessee. Bounded in general by Lewis Road on the South; Leroy Jones on the West; Harold L. Moses on the North; James A. Slaughter, Jr. on the East, more particularly described as follows:

Beginning at an iron pin set on the north margin of Griffith Road (25' from the center) located North 89 degrees 49 minutes 56 seconds West 961.48 feet from the centerline intersection of Lewis Road and Griffith Road, and being the southwest corner of James A. Slaughter, Jr. (Ref. instrument No. 20010717, page 0075467, R.O.D.C.); thence leaving Slaughter and with the north margin of Griffith Road with a curve to the right having the following characteristics: Delta = 02 degrees 28 minutes 47 seconds; Radius = 1178.17 feet; Arc = 50.99 feet; Tangent = 25.50 feet;

Chord = North 69 degrees 01 minutes 37 seconds West 50.99 feet to an iron pin set; thence North 67 degrees 47 minutes 14 seconds West 150.39 feet to an iron pin set, the southeast corner of Leroy Jones (Ref. Instrument #20010502, page 0045094, R.O.D.C.); thence leaving Griffith Road and with Jones' east line North 00 degrees 05 minutes 35 seconds West 1126.72 feet to an iron pin set 20 feet North of a fence in the south line of Harold L. Mosses (Ref. Deed Book 9587, page 432, R.O.D.C.) (located South 89 degrees 19 minutes 41 seconds East 687.00 feet from Moses' southwest corner; thence with Moses' south line South 89 degrees 19 minutes 41 seconds East 351.96 feet to an iron pin set in a drain, the northwest corner of the aforementioned James A. Slaughter, Jr.; thence leaving Moses and with Slaughter's west line South 07 degrees 45 minutes 46 seconds West crossing the fence at 20 feet in all 1208.77 feet to the point of beginning, containing 7.26 acres, more or less, according to a survey by Randolph L. Chapdelaine, RLS #1444, 7376 Walker Road, Fairview, TN 37062, dated April 25, 2002.

Being part of the same property conveyed to Tom Lewis, Jr. by deed from J.F. Green and wife Sallie Green, of record in Book 876, page 44, Register's Office for said County. The said Tom Lewis, Jr. died testate on July 17, 1984, a resident of Davidson County, Tennessee. The Last Will and Testament of Tom Lewis, Jr. is of record in Will Book 158, page 309, Davidson County Probate Court Clerk's office. In said Will, Hazel Lewis Frierson was devised the above described property as Trustee. The trust was to terminate fifteen years from testator's death or the death of testator's spouse, Frances Bartlett Lewis, whichever occurred later. Frances Bartlett Lewis died on December 19, 1993. Ammie Lewis Johnson, a beneficiary of the trust, is now deceased, leaving Sandra Denise Johnson as the sole beneficiary of the trust.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, their heirs and assigns forever; and the said Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

EXECUTED on this the day and date first above written.

The Estate of Tom Lewis, Jr.

by: Hazel Frierson - Trustee
Hazel Lewis Frierson
Trustee/Executrix of
The Estate of Tom Lewis, Jr.

Sandra Denise Johnson
Sandra Denise Johnson
Sole Beneficiary of the Testamentary Trust
of Tom Lewis, Jr.

State of Tennessee

County of Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Hazel Lewis Frierson**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the Trustee/Executrix of the Estate of Tom Lewis, Jr., the within named bargainer, and that she as such Trustee/Executrix, and having the authority so to do, as such Trustee/Executrix, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Trustee/Executrix.

WITNESS my hand and official seal of office on this the 21st day of June, 2002.

My Commission Expires:

7-15-03

Notary Public

PARTY MAYNORD NOTARY PUBLIC AT LARGE OVERTON CO. TENN.

State of Tennessee

County of Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sandra Denise Johnson**, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office on this the 21st day of June, 2002.

My Commission Expires:

7-15-03

Notary Public

PARTY MAYNORD NOTARY PUBLIC AT LARGE OVERTON CO. TENN.

I, or we, hereby affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ 75,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bethany D. Howard Bartlett
Affiant

Sworn to and subscribed to before me on this the 21ST day of June, 2003.

Notary Public

My Commission Expires: 7-15-03

