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Realty 48A

Davidson County DEEDWARR
Recvd: 08/02/02 10:55 2pgs
Fees:13.00 Taxes:440.30

20020802-0092781

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $119,000.00

James David Lewis
Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY

Subscribed and sworn to before me, this 26th day of July, 2002.

Catherine R. Vass
Notary Public
My commission expires: 05/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James David Lewis	1st Trust Bank For Savings	161-11-0-A
430 Huntington Ridge Drive	P.O. Box 17257	078.00CO
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fred H. Newman and wife, E. Patricia Newman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James David Lewis and wife, Linda Campbell Lewis, hereinafter called the Grantees, their successors 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 Townhome No. 78 on the Plan of Huntington Ridge Townhouse Condominiums, Revision One, of record in Book 4675, Page 9,* Register's Office for said county, to which plan reference is hereby made for a more complete legal description. *revised in Book 9700, Page 846,

Being the same property conveyed to Fred H. Newman and wife, E. Patricia Newman by deed from Richter/Dial Builders, Inc., dated June 14, 1996, recorded in Book 10099, Page 13, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 430 Huntington Ridge Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of July, 2002.

Fred H. Newman

Fred H. Newman

E. Patricia Newman

E. Patricia Newman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fred H. Newman and E. Patricia Newman, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of July, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

