THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 09/09/02 14:00 2pgs
Fees:13.00 Taxes:2590.00
20020909-0108994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me this 4th day of Sept., 2002.

Notary Public

My commission expires: 3/25/06

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
John R. Lewis **6139 Hillsboro Road** **Nashville, TN 37215**	**Same**	**Map 144** **Parcel 9.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Erich B. Groos and wife, Margaret C. Groos,** herein referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **John R. Lewis,** herein referred to as Grantee, his heirs and assigns, land in Davidson County, Tennessee, more particularly described as follows:

> Being parts of Lots Nos. 1 & 2 on the Plan of Bransford Realty Company's Forrest Hill Subdivision, of record in Book 547, Page 140, Register's Office for Davidson County, Tennessee, and described according to a survey prepared by T. R. Sanford, Surveyor, on April 22, 1954, as follows:
>
> Beginning at a corner post in the Westerly margin of Hillsboro Pike at the common corner of Lots 2 & 3 on said subdivision; thence with a fence along the common boundary line between Lots Nos. 2 & 3 N. 50°21' W., 760 feet to an iron pin; thence S. 38° 33' W., 310.9 feet to an iron pin; thence S. 53°57' E., 760 feet to an iron pin in the Westerly margin of Hillsboro Pike; thence Northeasterly with the margin of said Pike 263.5 feet to the point of beginning.
>
> Being the same property conveyed to Erich B. Groos and wife, Margaret C. Groos, by Warranty Deed of record in Book 5074, Page 211, Register's Office for Davidson County, Tennessee.

This is improved property known as 6139 Hillsboro Road, Nashville, Tennessee 37215.

This property is conveyed subject to:

1. Metro property taxes for the year 2002, a lien but not yet due and payable, which

Grantee has assumed and agrees to pay.

2. Restrictions of record in Book 2278, Page 22, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever. Grantors covenant with the said Grantee that they 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. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of Sept., 2002.

Erich B. Groos

Erich B. Groos

Margaret C. Groos

Margaret C. Groos

"Grantors"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said State and County, the within named **Erich B. Groos,** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument and for the purpose contained therein.

WITNESS my hand at office this 4th day of Sept., 2002.

James C. Dale III

Notary Public
My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said State and County, the within named **Margaret C. Groos,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument and for the purpose contained therein.

WITNESS my hand at office this 4th day of Sept., 2002.

James C. Dale III

Notary Public
My Commission Expires: 3/25/06