# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

William D. Castleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF September, 2002

Kathy J. Byers
NOTARY PUBLIC
Notary Public
AT LARGE
Kathy J. Byers
MY COMMISSION EXPIRES: 9/24/05
My Commission Expires
September 24, 2005

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

G-8760-E

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Sam J. Lewis, Jr. (NAME) | Same As New Owner (NAME) | MAP 132-6 |
| 1114 17th Ave. S. Suite 205 (ADDRESS) | (ADDRESS) | PARCEL 42 |
| Nashville, TN 37212 (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, Estate of Edith B. Coleman, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam J. Lewis, Jr., and wife, Judy L. Lewis

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 Lot No. 2 on the Plan of The Gideon P. Wade Subdivision, of record in Book 2330, Page 13, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Curtiswood Lane at the corner of Lots 1 and 2; thence southerly along said Lane 177 feet to a concrete monument at the beginning of a curve; thence around said curve having a radius of 190 feet to the right 95.24 feet to a monument; and continuing with said Lane, southeasterly 135.6 feet to the corner of Lots 2 and 3; thence along the line between said lots easterly 295 feet to the southeast corner of Lot 2; thence along the rear line of said lot, north 0 degrees 30 minutes east 278.94 feet to the corner of Lots 1 and 2; thence westerly along the line between said lots, 295 feet to the point of beginning.

Being the same property conveyed to A. J. Coleman and wife, Edith B. Coleman by deed from Leslie F. Vantrease and wife, Josephine Vantrease of record in Book 4804, Page 68, Register's Office for Davidson County, Tennessee. The said A. J. Coleman having died on September 9, 1994. Edith B. Coleman having since died on February 22, 2002, and pursuant to her Last Will and Testament filed in the Probate Court for Davidson County, No. 02P602, Letters Testamentary were granted to Ronald L. Coleman, Executor, on April 3, 2002.

Davidson County DEEDWARR
Recvd: 09/20/02 14:01 2pgs
Fees:13.00 Taxes:1665.00

20020920-0115011

unimproved ( )
This is improved ( X ) property, known as 860 Curtiswood Lane, Nashville, TN 37204
(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 my hand this 18th day of September, 2002

Estate of Edith B. Coleman, Deceased
By:
Ronald L. Coleman, Executor
Ronald L. Coleman



DCTN01WC

**STATE OF TENNESSEE)**

**COUNTY OF DAVIDSON)**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RONALD L. COLEMAN**, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the **Executor of the ESTATE OF EDITH B. COLEMAN, DECEASED**, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 18th day of September, 2002.

Kathy J Byers
Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE