03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/02 15:27 2pgs
Fees:13.00 Taxes:451.00

20021226-0159039

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,892.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 2002

Notary Public

MY COMMISSION EXPIRES: 3/14/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Henderson (NAME)	1st Trust Bank For Savings (NAME)	MAP 142-10-B
608 Barlin Drive (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 95
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Venable Lane Lewis, IV, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Henderson

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. 95 on the Plan of Belle Pointe, Phase II, a planned unit development, of record in Book 6250, page 797, Register's Office for Davidson County, Tennessee, and as described by the Declaration of Covenants, Conditions and Restrictions of record in Book 6689, page 772, as amended in Book 6702, page 409 and further amended in Book 6770, page 814, Register's Office for Davidson County, Tennessee, together with all easements, rights and appurtenances to said lot granted in the aforesaid Declaration of Covenants, Conditions and Restrictions, as amended.

Being the same property conveyed to Venable Lane Lewis, IV, and wife, Kathryn Austin Lewis, by deed from Barry Construction Co. of record in Book 6776, page 710, said Register's Office. Kathryn Austin Boozer f/k/a Kathryn Austin Lewis, conveyed her interest in said property to Venable Lane Lewis, IV, by Quitclaim Deed of record in Book 10488, page 139, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 6250, page 797, said Register's Office; (c) Bylaws of record in Book 7409, page 224, Book 7851, page 215, Book 9319, page 443 and Instrument #20020130-0013252, said Register's Office; and (d) restrictive covenants of record in Book 6689, page 772, Book 6702, page 409 and Book 6770, page 814, said Register's Office.

This is improved (X) / unimproved ( ) property, known as 608 Barlin Drive, Nashville, Tennessee 37221
(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 11th day of December, 2002

Venable Lane Lewis, IV

Venable Lane Lewis, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Venable Lane Lewis, IV, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2002.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public