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Davidson County DEEDWARR
Recvd: 01/07/03 15:20 2pgs
Fees:13.00 Taxes:950.90

20030107-0003002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2003.

Notary Public

My Commission Expires July 26, 2003

MY COMMISSION EXPIRES: 7/26/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Brinson Strickland and Lisa Lynn Strickland	SWBC MORTGAGE CORPORATION	Map: 155-3-C
(NAME) 8113 Poplarwood Lane	12950 COUNTRY PARKWAY, #150	Parcel: 18
(ADDRESS) Nashville TN 37211	SAN ANTONIO, TEXAS 78279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, PAUL T. LEWIS AND SPOUSE, VIRGINIA R. LEWIS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CRAIG BRINSON STRICKLAND AND WIFE, LISA LYNN STRICKLAND, 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 all of Lot No. 18, on the Subdivision Plat of Section 1, Poplar Wood, as shown by plat appearing of record in Plat Book 9700, Page 196, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Paul T. Lewis and spouse, Virginia R. Lewis by Warranty Deed of record in Instrument No. 20010726-0079476, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions, and Restrictions of record in Book 9019, page 334 as amended in Book 10013, page 935 and in Book 10206, page 512; By-Laws in Book 11606, page 13; Charter for Homeowners' Association in Book 10042, page 127; Boundary Plat for Poplar Wood Subdivision in Book 9700, page 3; and, any and all matters as shown on plat of record in Plat Book 9700, Page 196; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 8113 Poplarwood Lane, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES 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; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 3rd day of January, 2003.

Paul T. Lewis

Paul T. Lewis

Virginia R. Lewis by Paul T. Lewis her attorney-in-fact

Virginia R. Lewis by Paul T. Lewis, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of January, 2003, before me personally appeared Paul T. Lewis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Virginia R. Lewis and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in INSTRUMENT NO. 20030107-0003001, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 3rd day of January, 2003.

Notary Public

My Commission Expires: 10/22/05

SEAL

Mail After Recording To:

Gibson & Gregory
201 Fourth Avenue North, Suite 1900
Nashville, TN 37219