This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Clint M. Lewis
615 Tulip Grove Road
Nashville, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Tennessee Home Corporation, d/b/a First Tennessee Home Loans
P.O. Box 146
Memphis, Tennessee 38101

MAP **76**
GROUP
PARCEL **150**

Davidson County DEEDWARR
Recvd: 02/12/03 09:11 3pgs
Fees:18.00 Taxes:736.66
20030212-0019167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wood Group Enterprises, Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Clint M. Lewis and wife, Kia A. Lewis**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land situated and lying in the 4th Councilmanic District of Davidson County, Tennessee, the same being Lot No. 1 of the Final Plat of John Franklin Property of record in Instrument No. 200203040026813, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Wood Group Enterprises, Inc. by deed from Kia Lewis and husband, Clinton Lewis dated October 29, 2001, of record in Instrument No. 20011102-0119775, Register's Office for Davidson County, Tennessee.

This is improved property known as 615 Tulip Grove Road, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations that may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien now due and payable. Map 76, Parcel 150. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2.. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 26, page 813, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and department rules and regulations; and a foot easement for public utilities and drainage along the line(s) of said property. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors 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.

WITNESS our hands this the 7th day of February, 2003.

Wood Group Enterprises, Inc.

By: Stephen W. Wood, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Stephen W. Wood** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Wood Group Enterprises, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 7th day of February, 2003.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $199,097.06.

AFFIANT

Subscribed and sworn to before me on this 7th day of February, 2003.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE