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Realty TCA

Davidson County DEEDWARR
Recvd: 03/17/03 14:27 3pgs
Fees:18.00 Taxes:658.60

20030317-0035262

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

01-0302-24337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Susan E. Lewis
Affiant

Subscribed and sworn to before me, this 13th day of March, 2003.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Rex E. Lewis 1136 Travelers Ridge Drive Nashville, TN 37220	New Owner	104-05-0 225 & 226

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marshall L. Holt, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Rex E. Lewis and wife, Susan E. Lewis, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract I

Land in Davidson County, State of Tennessee, described as follows, to wit: Being a part of Lot No. 501 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, Page 31, Register's Office for said County.

Said part of Lot No. 501, being the westerly 50 feet, fronts 50 feet on the northerly side of Westbrook Avenue and runs back 130 feet on the westerly line and 110 feet on the easterly line to a dead line measuring 57 feet thereon.

Being the same property conveyed to Marshall L. Holt by deed from E. A. Holt and wife, Lillian Gower Holt, of record in Book 1450, Page 370, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Lot No. 501 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, Page 31, Register's Office for said County.

Said Lot No. 501 fronts 60 feet on the northerly side of Westbrook Avenue and runs back 185 feet, more or less, on the easterly line and 232 feet, more or less, on the westerly line to the southerly margin of

Minnesota Avenue or the Murphy Road, measuring 79 feet, more or less, thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following described parcel conveyed to Marshall L. Holt by deed of record in Book 1450, page 370, said Register's Office:

Land in Davidson County, State of Tennessee, described as follows, to wit: Being a part of Lot No. 501 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, Page 31, Register's Office for said County.

Said part of Lot No. 501, being the westerly 50 feet, fronts 50 feet on the northerly side of Westbrook Avenue and runs back 130 feet on the westerly line and 110 feet on the easterly line to a dead line measuring 57 feet thereon.

Being part of the same property conveyed to E. A. Holt by deed from Sarah Elizabeth Manley, the widow of Daniel Richard Manley, William Manley, Thelma M. Angus and Sadie Manley Tanner, being the only heirs of Daniel Richard Manley, of record in Book 1318, Page 541, Register's Office for Davidson County, Tennessee. The said E. A. Holt died intestate in 1949, leaving his son, Marshall L. Holt, as his sole heir at law.

(The property conveyed is all of Lot No. 501 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, page 31, Register's Office for Davidson County, TN.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Jean B. Holt, wife of Marshall L. Holt, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

This property is improved property known as 3606 Westbrook Avenue, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of March, 2003.

Marshall L. Holt by Laurence E. Holt
Marshall L. Holt

Jean B. Holt by Laurence E. Holt
Jean B. Holt

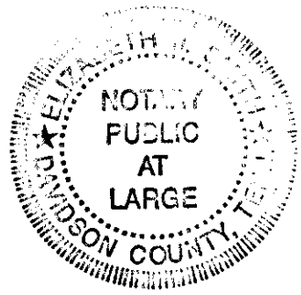
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurence E. Holt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Marshall L. Holt and Jean B. Holt and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, Tennessee, this 13th day of March, 2003.

Notary Public

My commission expires: _____



My Commission Expires
November 29, 2003