File Box
193

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, Tn 37075
File No. 05-0308-61020

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 145,000.00.

Sandra S. Schwarz
Affiant

Subscribed and sworn to before me, this day of August, 2003.

Notary Public
My commission expires: 3/31/07

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel A. Farris	US Bank, N.A.	061-08-039
4700 Tanglewood Drive	4801 Frederica Street	
Nashville, TN 37216	Owensboro, KY 42301	

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, Janell S. Lewis, widow, now unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joel N. Farris and Kristen A. Farris, husband and wife, 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:

> Land in Davidson County, Tennessee, being parts of Lots 1 and 2 on the Map of Mrs. Addie Boone's Subdivision of Lots of Haysboro, of record in Book 974, Page 58, Register's Office for said County, and described according to a survey made for John Kohl, Surveyor, dated May 28, 1969, as follows:
>
> Beginning at a point in the easterly margin of Tanglewood Drive at the southwest corner of Lot 27 of Mrs. McGaughey's Subdivision of Part of Tract No. 3 of the A. J. McGaughey's 2nd Haysboro Subdivision; thence easterly along the line of said Lot No. 27, 265 feet; thence southerly 141 feet; thence westerly with a hedge 290 feet more or less to the easterly margin of Log Cabin Road; thence leaving said Road and along the easterly margin of Tanglewood Drive, 100 feet to the point of beginning.
>
> Being the same property conveyed to Charles W. Lewis and wife, Janell S. Lewis by deed from NCNB National Bank of North Carolina of record in Book 8461, Page 36, Register's Office for Davidson County, Tennessee. Charles W. Lewis having since died September 8, 2001.
>
> 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.
>
> This property is improved property known as 4700 Tanglewood Drive, Nashville, TN 37216

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.

Davidson County DEEDWARR
Recvd: 08/25/03 08:24 2pgs
Fees:13.00 Taxes:536.50
20030825-0122735

Janell S. Lewis

Janell S. Lewis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janell S. Lewis, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tn, this 19th day of August, 2003.

Notary Public

My Commission expires

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006