PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(DM) Title No: 45028
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/18/03 15:31 2pgs
Fees:13.00 Taxes:407.00

20030918-0138502

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew A. Mueller 3923 Ivy Dr. Nashville, Tennessee 37216	National Bank of Commerce One Commerce Square 1st Floor Memphis, Tennessee 38150

TAX MAP-PARCEL NUMBERS: 073-01-195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth B. Lewis , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew A. Mueller** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Moss Rose Heights, Section 4 of record in Book 1835, page 103 Register's Office for said County.

Said Lot No. 57 fronts 76 feet on the westerly margin of Ivy Drive and extends back 213.91 feet on the northerly line(s) and 231.08 feet on the southerly line to a dead line in the rear, measuring 77.91 feet thereon.

Being same property conveyed to Robert H. Lewis and wife, Ruth Benz Lewis by deed from C.A. Wheeler, Jr. and wife, Alice Thorne Wheeler of record in Book 2042, page 125 Register's Office for said County. The said Robert H. Lewis has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 103, said Register's Office, which Plan shows a 50 foot minimum building setback line from Ivy Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4044, page 721, SRO.

This is improved property, known as: 3923 Ivy, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of September, 2003.

Ruth B. Lewis

Ruth B. Lewis

State of TENNESSEE
County of DAVIDSON

On this 10th day of September, 2003 , before me the undersigned authority, personally appeared Ruth B. Lewis , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Sworn and subscribed before me this the 10th day of September, 2003

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public