THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21858-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $536,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: James R. Newpart Myrna I. Newpart 4313 Glen Eden Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.116-15 Parcel No. 069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Lewis, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. Newpart and wife, Myrna I. Newpart** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4313 Glen Eden Drive, Nashville, TN, 37205

Jennifer D. Lewis, the spouse of **John Lewis**, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said **John Lewis**.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2003.

John Lewis

Jennifer D. Lewis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Lewis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2003.

Notary Public

KATHLEEN TAYLOR KEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/30/2007

Davidson County DEEDWARR
Recvd: 12/11/03 14:19 3pgs
Fees:18.00 Taxes:1983.20

20031211-0178004

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer D. Lewis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2003.

Notary Public

My Commission Expires: May 30, 2007

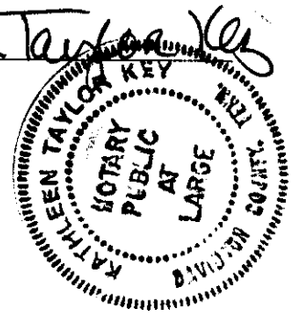


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 of Block 8 on the Plan of a Resubdivision of Part of Royal Oaks Subdivision as of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John Lewis, a married person by deed dated October 8, 1991 from Mason J. Young and wife, Carolyn Young of record in Book 8548, page 326, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Setback line change of record in Book 1003, page 424, Register's Office for Davidson County, Tennessee;
3) All matters appearing on the Plan of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee.