Davidson County DEEDWARR
Recvd: 12/31/03 12:57 2pgs
Fees:13.00 Taxes:603.10
20031231-0184881

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of December, 2003.

Notary Public

My Commission Expires: 11/17/05

WILLIAMSON COUNTY, TN
NOTARY PUBLIC
R. BARRETT, JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Penny L. Gabbert
1824 Champions Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-080-B-52.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick Gary Lewis, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Penny L. Gabbert** hereinafter referred to as Grantees, their heirs 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 Lot. No. 52 on the Plan of Bridle Downs, Phase Two, of record in Book 7900, Page 241, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Brooks Lewis and husband, Patrick Gary Lewis by Warranty Deed from Keith Rosenblum and Stan D. Roberts, of record in Book 11650, Page 510, Register's Office for Davidson County, Tennessee.

Being further conveyed to Patrick Gary Lewis by Quitclaim Deed from Jennifer Brooks Lewis of record at Instrument No. 2001 022100 16255, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

County and/or City taxes for the year 2004, a lien not yet due and payable.

This is improved property known as 1824 Champions Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs 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. 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 19th day of December, 2003.

Patrick Gary Lewis by Amy M. Lewis
Patrick Gary Lewis
By: Amy M. Lewis Attorney-in-fact

Amy M. Lewis
Amy M. Lewis *

Amy M. Lewis conveys any and all martial interest she has in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Amy M. Lewis, with whom I am personally acquainted and who proved herself to be the attorney-in-fact for Patrick Gary Lewis and who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Patrick Gary Lewis.

Witness my hand and official seal this 19th day of December, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy M. Lewis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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