WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/04 13:42 2pgs
Fees:13.00 Taxes:159.10

20040602-0064541

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lewis	**Same as New Owner**	**Map 91-9**
(NAME)	(NAME)	
P. O. Box 3024		**Parcel 187**
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary B. Robbins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Lewis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to-wit:

Being the North 90 feet of Lot No. 86, T. M. Nall's Subdivision, as of record in Book 421, Page 63, Register's Office for said County. Said part of said lot fronts 90 feet on the East side of Stevenson Street, formerly Hall Avenue and runs back between parallel lines along the South margin of Maxon Street, 217.8 feet to a dead line.

Being the same property conveyed to Orvil D. Robbins and wife, Mary B. Robbins by Installment Deed from Hugh Dozier DeMoss and wife, Jessie Lovell DeMoss of record in Book 3346, Page 293, Register's Office for Davidson County, Tennessee. The said Orvil D. Robbins having since died.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF T. M. NALL'S SUBDIVISION OF RECORD IN BOOK 421, PAGE 63, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHT OF MARY ANN ROBBINS TO RESIDE IN THAT PORTION OF THIS PROPERTY IN WHICH SHE PRESENTLY RESIDES FOR AS LONG AS SHE DESIRES.

unimproved ( )
This is improved (X) property, known as 538 Stevenson Street, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 28th day of May 2004

Mary B. Robbins

Mary B. Robbins

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 Mary B. Robbins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 28th day of May, 2004.

Commission expires March 25, 2006

Notary Public

My Commission Expires MAR 25 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public