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Davidson County DEEDWARR
Recvd: 09/27/04 08:25 4pgs
Fees:23.00 Taxes:5550.00
20040927-0115835

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
George M. D. Lewis, III 2201 Harding Place Nashville, TN 37215	George M.D. Lewis, III c/o Gary Smith 900 Division Street Nashville, TN 37203	Map 130-12 Parcel 33

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jane Anderson Dudley, a single person, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto George M. D. Lewis III and wife, Lauren E. Lewis, as tenants in common, with no right of survivorship, the GRANTEES herein, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property known as 2119 Harding Place, Nashville, TN 37215.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. The 2004 real property taxes, which have been prorated between the parties hereto.

2. All matters, including but not limited to an Owner's Certificate, on the plan of record in Plat Book 1130, page 7, said Register's Office.

4. Agreement for sanitary sewers, storm drainage, water mains and appurtenances, granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 6327, page 342, said Register's Office.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 24th day of September, 2004.

Jane Anderson Dudley

JANE ANDERSON DUDLEY

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Jane Anderson Dudley, the within named 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 seal, at office in Nashville, Tennessee, this the 24th day of September, 2004.

A B Waddell

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

11/24/07

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,500,000.00.

Affiant

Sworn to and subscribed before me this 24th day of September, 2004.

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

11/24/07

N:\Clients A-F\Dudley, Jane 01237\Estate of Guilford Dudley 12659\Other\Warranty Deed.doc

EXHIBIT

A

Land in Davidson County, Tennessee, being Lot No. 46 and part of Lots No. 47 and 48 on the Plan of Westhaven, Section One, as of record in Book 1130, page 7, Register's Office for Davidson County, Tennessee and part of Lot No. 55 on the Plan of Westhaven, not of record such land being more fully and particularly described by an unrecorded Survey prepared by Barge, Waggoner, Sumner and Cannon, Inc. dated February 9, 1984, as revised February 20, 1984, as follows:

Beginning at a point in the southerly margin of Harding Place, said point being easterly 558 feet, more or less, from the centerline, as projected, of Estes Road; thence, with said southerly margin of Harding Place with a curve to the right 197.92 feet to a point, said curve having a central angle of 03 degrees 38' 52", a radius of 3,108.58 feet, to a tangent of 98.99 feet, and a chord of S 80 degrees 07'E, 197.88 feet; thence, continuing with said southerly margin of Harding Place S 78 degrees 18'E, 341.44 feet to a point; thence, leaving said southerly margin of Harding Place S 08 degrees 42'W, 373.00 feet to a point; thence, S 82 degrees 12'W 511.27 feet to a point in the easterly margin of a 50 foot wide ingress, egress and water line easement of record in Book 1181, page 486, Register's Office for Davidson County; thence with said easterly margin the following calls: N 07 degrees 48'W, 94.03 feet to a point N 2 degrees 56'E, 428.40 feet to a point with a curve to the right 35.74 feet to the point of beginning, said curve having a central angle of 94 degrees 54' 11", a radius of 21.58 feet, a tangent of 23.51 feet and a chord of N 50 degrees 23'E, 31.79 feet. Containing 247,881 square feet, or 5.69 acres, more or less.

Being part of the same property conveyed to Guilford Dudley, Jr. by deed from Anne Dallas Dudley of record in Book 1555, page 251, Register's Office for Davidson County, Tennessee; part of the property conveyed to Guilford Dudley, Jr. by deed from Anne Dallas Dudley of record in Book 1678, page 213, Register's Office for Davidson County, Tennessee, as corrected in deed from Anne Dallas Dudley to Guilford Dudley, Jr. of record in Book 2295, page 132, Register's Office for Davidson County, Tennessee; and part of the property conveyed to Guilford Dudley, Jr. by deed from Anne Dallas Dudley of record in Book 1852, page 291, Register's Office for Davidson County, Tennessee.

By Quitclaim Deed of record in Book 8727, page 126, said Register's Office, a tenancy by the entirety was created in Guilford Dudley, Jr. and wife, Jane Anderson Dudley. By Quitclaim Deed of record in Book 9120, page 541, said Register's Office, Guilford Dudley, Jr. conveyed subject property to Jane Anderson Dudley. By Quitclaim Deed of record in Book 9756, page 267, said Register's Office, Jane Anderson Dudley conveyed her interest in subject property to Guilford Dudley, Jr. The said Guildford Dudley, Jr. has since died. By Executor's Quitclaim Deed of record in Doc. No. 20030507-0060930, said Register's Office. SunTrust Bank, Executor of the Estate of Guilford Dudley, Jr. as appointed in Will Vol. No. 4499 830867, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, conveyed subject property to Jane Anderson Dudley.

Together with and subject to all rights and easement and other rights retained and reserved by Guilford Dudley, Jr. and wife, Jane Anderson Dudley, in a certain deed from Guilford Dudley, Jr. and wife, Jane Anderson Dudley to Northumberland Development Company, as of record in Book 6302, page 358, Register's Office for Davidson County, Tennessee.

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