Davidson County DEEDWARR
Recvd: 09/28/04 08:53 2pgs
Fees:13.00 Taxes:129.50

20040928-0116436

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. MAY 24, 2008 COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald E. Lewellen (NAME) | OWNER (NAME) | MAP 33 |
| 316 New Brick Church Pike (ADDRESS) | (ADDRESS) | PARCEL P/O 45 |
| Goodlettsville, Tennessee 37072 (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, Terry E. Wilkes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E. Lewellen and wife, Janice K. Lewellen

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:

BEING Lot No. 3, on the Plan of Dawn Brooke Subdivision, Section 1, of record in Instr: 20040830-0104509, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Terry E. Wilkes by deeds of record in Instr: 20031114-0166661 and in Instr: 20040809-0095896, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to notes on plat of record in Instr: 20040830-0104509, Register's Office, Davidson County, Tennessee.

This conveyance is subject to drainage easements and public utility and drainage easements of record in Instr: 20040830-0104509, said Register's Office.

This conveyance is subject to the rights of others in a family graveyard reserved in the deed from J. A. Lowe and wife, to G. W. Peay of record in Book 492, Page 368, said Register's Office, together with rights of ingress and

CONTINUED

unimproved ( X )
This is improved ( ) property, known as Lot 3, Dawn Brooke S/D, Sec. 1, Goodlettsville, Tennessee 37072
(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 23rd day of September, 2004

Terry E. Wilkes

Terry E. Wilkes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry E. Wilkes

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 23rd day of September, 2004.

Commission expires 5-24-08

Notary Public

FRANKIE M. MATHEWS
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP.
May 24, 2008
COUNTY OF DAVIDSON

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

LEGAL DESCRIPTION CONTINUATION

egress thereto.

This conveyance is subject to Stormwater Detention Agreement of record in Instr: 20040517-0057705, said Register's Office.

This conveyance subject to such easements, setback lines, and restrictive covenants of record in said Register's Office.

Subject to Rollback taxes.