Davidson County DEEDWARR
Recvd: 10/05/04 08:59 2pgs
Fees:13.00 Taxes:277.50
20041005-0119493

STATE OF TENNESSEE
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2004.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/27/04

NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

WARRANTY DEED

Name and Address of New Owner:
Sadie F. Cantrell Braden
1812 River Drive
Nashville, TN 37218

Send Tax Bills To:
Sadie F. Cantrell Braden
1812 River Drive
Nashville, TN 37218

Map/Parcel Number:
81-1-75

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Stephen K. Lewis and wife, Pamela Lewis**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sadie F. Cantrell Braden, unmarried** , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the northerly 57 feet of Lot No. 30 on the map of Hailey's Subdivision of Block 5 in G. T. Sheegog's Subdivision, at Bordeaux of record in Book 547, Page 155, Register's Office for Davidson County, Tennessee.

SAID 57 feet of Lot No. 30 fronts 57 feet on the easterly side of River Drive and extends back between parallel lines 220 feet, more or less, to the low water mark of the Cumberland River.

BEING the same property conveyed to Stephen K. Lewis, a single person by Warranty Deed from U. S. Department of Veterans Affairs dated July 8, 1993, recorded July 9, 1993 in Book 9010, Page 554, Register's Office for Davidson County, Tennessee.

Pamela Lewis joins in this conveyance to convey all marital rights, title and interest in the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 547, Page 155, Register's Office for Davidson County, Tennessee.

Flowage Easement of Record in Book 2150, Page 373, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **1812 River Drive, Nashville, TN 37218**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the

lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of August, 2004

Stephen K. Lewis

Pamela Lewis

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 Stephen K. Lewis and wife, Pamela Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of August, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075