Davidson County DEEDWARR
Recvd: 10/18/04 13:48 2pgs
Fees:13.00 Taxes:402.93
20041018-0124940

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Same as new owner

MAP PARCEL NUMBERS: 159-9-182

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of August, 2004, by and between **Melissa Lewis, Robert Lewis and Francine S. Lewis, husband and wife**, party of the first part, and **Zelia Clark**, unmarried party of the second part,

WITNESSETH: That for and in consideration of **$108,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Forest View Park, Phase II, Section 5 of record in Plat Book 6250, Page 458, Register's Office for said County, to which reference is made fora more complete description.

Being the same property conveyed to Melissa Lewis, unmarried, Robert Lewis and wife Francie S. Lewis, Joint Tenants with Right of Survivorship, by Warranty Deed from Kimberly Coley-Rogan, dated August 22, 1997, recorded on August 27, 1997, in Book 10583, Page 694, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Melissa Lewis by Darlene May
Melissa Lewis **Attorney in Fact**

Robert Lewis by Darlene May
Robert Lewis **Attorney in Fact**

Francine S. Lewis by Darlene May
Francine S. Lewis **Attorney in Fact**

Name and address of new owner:
Zelia Clark
3128 Kinwood Drive
Antioch, TN 37013

RECORDERS MEMO
BEST QUALITY OF WRITING, TYPING OR PRINTING WAS FURNISHED BY DOCUMENT WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melissa Lewis, Robert Lewis and Francine S. Lewis, husband and wife** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of August, 2004.

My commission expires _____

Notary Public

MY COMMISSION EXPIRES MAY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$108,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Webber
Affiant

Subscribed and sworn to before me this 4th day of August, 2004.

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

PROPERTY ADDRESS:
3128 Kinwood Drive
Antioch, TN 37013