#189

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eli Armstrong	(New Owner)	Map 71-15-
1218 N 2nd Street		Parcel 384.00
Nashville, TN 37207		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John W. Lewis,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Eli Armstrong, unmarried,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Benedict and Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, said Register's Office, and further described as follows:

SAID Lot No. 142 fronts 50 feet on the westerly margin of Meridian Street, and extends back 173.5 feet between parallel lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to John W. Lewis by final decree from Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10692, page 300, said Register's Office.

This is investment property and has never been the primary residence of the Grantor.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. All matters appearing of record in Book 332, page 40, said, said Register's Office.

This is unimproved property commonly known as **1212 Meridian Street, Nashville, TN 37207.**

Davidson County DEEDWARR
Recvd: 10/27/04 10:07 2pgs
Fees:13.00 Taxes:37.00
20041027-0129078

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$10,000.00~~.

x _____
Affiant

Subscribed and sworn to before me this 26th day of October, 2004.

_____
Notary public

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **26th** day of **October, 2004**.

John W. Lewis
JOHN W. LEWIS

[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 **John W. Lewis**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **26th** day of **October, 2004.**

_____
Notary Public

My Commission Expires: 9-24-2005