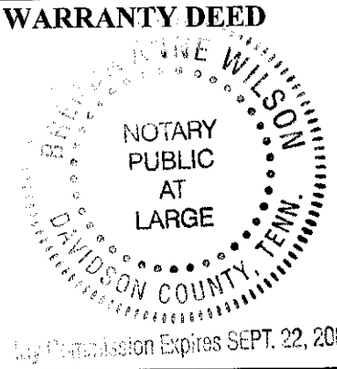
WARRANTY DEED



My Commission Expires SEPT. 22, 2007

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A Lewis Sr.	Richard A Lewis Sr.	92-3-75
(NAME)	(NAME)	
2500 Clarksville Hwy.	2325 Meharry Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37015	Nashville, TN 37208	
(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, James Barnwell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A Lewis Sr. and Micheal Lewis, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2325 Meharry Blvd., Nashville, TN 37208
(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 5th day of January, 2005.

Davidson County DEEDWARR
Recvd: 01/24/05 15:57 2 pgs
Fees:13.00 Taxes:185.00
20050124-0008732

x James Barnwell
James Barnwell

STATE OF NEW YORK
COUNTY OF QUEENS

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Barnwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5TH day of January 2005.

BAYSIDE NY 5TH

Witness my hand and official seal at Nashville, Tennessee this ~~4th~~ day of January, 2005.

Commission expires: 05/07/2007

Notary Public

HSI-CHI WU
Notary Public, State of New York
No. 01WU6023925
Qualified in Queens County
Commission Expires 05/07/2007

EXHIBIT A

Beginning on the Southerly margin of Hefferman Street, 110 feet eastwardly from Hefferman's N.E. corner and running eastwardly with said Hefferman St. 50 feet; thence S. 13 ½ degrees E. 173 feet; thence N. 75 ½ degrees W. 50 feet and thence N. 13 ½ degrees W. 173 feet to the beginning.

Being the same property conveyed to James Barnwell by deed from Beatrice Roberts, a widow, executed August 9, 1988, and filed for record on October 11, 2004, in Instrument No. 20041011-0122628, Register's Office for Davidson County, Tennessee, with the said Beatrice Roberts and Martha Johnson having retained a life estate therein.

Being the same property conveyed to Beatrice Roberts and Martha Johnson for life with the remainder to James Barnwell by deed form Beatrice Roberts in instrument number 20041011-0122628 Register's Office for Davidson County, Tennessee. The said Beatrice Roberts and Martha Johnson having since died.