ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Julia C. Lewis	Quicken Loans, Inc.	
1443 Janie Avenue Nashville, TN 37216	20555 Victor Parkway Livonia, MI 48152	MAP and PARCEL 72-4 282

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ruth B. Smith, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Julia C. Lewis, a married woman and Ralph Richard Lewis, III, her husband, as joint tenants** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land lying in Davidson County, Tennessee, being Lot No. 30 in Block "D" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 100 feet on the easterly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Richard H. Smith and wife, Ruth B. Smith, by Warranty Deed dated June 1, 1950, from Robert W. Gregory and wife, Helen L. Gregory, of record in Book 1849, Page 493, Register's Office for Davidson County, Tennessee. The said Richard H. Smith having since died leaving Ruth B. Smith as the sole surviving tenant by the entirety.

This is property with a common address of 1443 Janie Avenue, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 843, Page 95, said Register's office and all matters therein.

Davidson County DEEDWARR
Recvd: 03/31/05 14:03 2 pgs
Fees:13.00 Taxes:588.30
20050331-0035100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $159,000.00

Affiant

Subscribed and sworn before me this 29th day of March, 2005.

My Commission Expires: 1/28/2006

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **March, 2005**.

Ruth B. Smith

Ruth B. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ruth B. Smith, an unmarried person** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **29th** day of **March, 2005**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

File No. 0503-028