Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-5883 Fax: (615) 883-7543

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson[illegible]

ANGELA R. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

05-0504-62167

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $120,335.00

Charles T Lewis
Affiant

Subscribed and sworn to before me, this 12th day of May, 2005.

Angela R. Ramsey
Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Eneida Rodriguez 2809 Creekview Drive Nashville TN 37217	Same New Owner	150-01-0-173

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles T. Lewis and wife, Lindall J. Lewis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Ramirez and Eneida Vasquez, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 140 on the plan of Section Eight, Edge-O-Lake Estates, of record in Plat Book 3700, Page 101, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles T. Lewis and wife, Lindall J. Lewis by deed from Frankie S. Fawbush a/k/a Steve Fawbush and wife, Jeanne Y. Fawbush, dated 6/25/97, recorded 6/26/97, of record in Book 10506, Page 63, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2809 Creekview Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/17/05 12:29 2 pgs
Fees:13.00 Taxes:445.24
20050517-0055536

WITNESS my hand this 12th day of May, 2005.

Charles T. Lewis

Lindall J. Lewis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles T. Lewis and Lindall J. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 12th day of May, 2005.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006