FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Bonnie J Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2005

Notary Public

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bonnie J. Lewis	SunTrust Mortgage, Inc.	Map 52
1636 Washington Hwy	201 Fourth Ave. N.; 7th Floor	Group 9
Lincolnton, GA 30817	Nashville, TN 37219	Parcel 184

FOR AND IN 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

Precision Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bonnie J. Lewis, married

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:

BEING part of Lot No. 57, on the Plan of Woodale Grove Annex, of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

INCLUDED, BUT EXPRESSLY EXCLUDED is the following described property found in Deed of record in Book 4002, Page 770, said Register's Office and described as follows:

BEGINNING at a point, said point being the northwest corner of Lot No. 56, said point being in the southerly right-of-way line of Miami Avenue; thence easterly along the present southerly right-of-way line of Miami Avenue, 150 feet to a point; said point being the northeast corner of Lot No. 58; thence southerly along the easterly margin of Lot No. 58, 30 feet, more or less, to a point in the new proposed southerly right-of-way line of Miami Avenue; thence westerly along the new proposed southerly right-of-way line of Miami Avenue, 150 feet to a point in the westerly line of Lot No. 56; thence northerly along the westerly line of Lot No. 56, 21 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Precision Homes, Inc. by deed from Clare Lawicki and wife, Donna Lawicki, of record in Instrument 20040421-0045210, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2811, Page 223, and Book 2811, Page 243, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Pages 109 and 110, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2652 Miami Avenue, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 07/13/05 13:15 2 pgs
Fees:13.00 Taxes:480.63
20050713-0081212

Witness my hand this 8th day of July, 2005.

Precision Homes, Inc.

BY: _____
Gil Smith, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gil Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Precision Homes, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gil Smith as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of July, 2005.

My Commission Expires: 01/27/07

_____
Notary Public

