Return to: First Title and Escrow Company, Inc.
File Number 24636 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/05 15:30 2 pgs
Fees:13.00 Taxes:1609.50
20051012-0123180

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$435,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2005.

Notary Public

My commission expires:_____
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cliford Athey **Heather Athey**	**First Houston Mortgage**	**P/O 117-08-108**
2918 Oakland Avenue, Unit A	**1990 Post Oak Blvd., Suite 770**	
Nashville, TN 37212	**Houston, Texas 77056**	

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,

The Lewis Company of Tennessee, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cliford Athey and wife, Heather Athey

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:

LAND in Davidson County, Tennessee, being Unit No. A in The Oakland Primrose Townhomes, a Private Element Horizontal Property Regime, located on Oakland Avenue, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for Oakland Primrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050907-0107773, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Oakland Primrose Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050907-0107773, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING part of the same property conveyed to Rex E. Lewis and wife, Susan E. Lewis, by Warranty Deed from Douglas B. Martin and wife, Patti B. Martin, of record in Instrument No. 20030825-0122707, Register's Office for Davidson County, Tennessee. And being further conveyed to The Lewis Company of Tennessee, LLC, by Quitclaim Deed of record in Instrument No. 20040603-0065266, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Oakland Primrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050907-0107773, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (X) unimproved (____) property, known as **2918 Oakland Avenue, Unit A, Nashville, TN 37212**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 6th day of October, 2005.

The Lewis Company of Tennessee, LLC

By:_____
Rex E. Lewis Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Rex E. Lewis, Chief Manager** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Manager** of **The Lewis Company of Tennessee, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Rex E. Lewis** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **6th** day of **October, 2005.**

Notary Public

My Commission Expires: 11-19-08

