Davidson County DEEDWARR
Recvd: 03/06/06 10:37 2 pgs
Fees:13.00 Taxes:430.69

20060306-0025467

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Jeffrey L. Lewis 105 Wiley Street Madison, TN 37115	New Owner	43-5-213

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,

Ray T. Suggs and, Georgia B. Suggs

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

Jeffrey L. 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:

Land in Davidson County, Tennessee, being Lot Number 7 and the westerly 40 feet of Lot No. 8, on the Plan of Overlook Estates, of record in Plat Book 843, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ray T. Suggs and wife, Georgia B. Suggs by Deed, dated September 24, 1999} of record in Book 11675, Page 397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 105 Wilev Street Madison. TN 37115

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 OUR HANDS THIS 28th day of February, 2006

Ray T. Suggs

Georgia B. Suggs

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Ray T. Suggs and, Georgia B. Suggs, both unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 28th day of February, 2006

K. J. Losh
Notary Public

My Commission expires July 24, 2007

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,402.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of February, 2006

My Commission Expires: July 24, 2007

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN