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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/06 14:09 3 pgs
Fees:18.00 Taxes:37.00

20060328-0035268

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

John W. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 2006

Notary Public

MY COMMISSION EXPIRES: 3-21-09

M. NORRIS JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Lewis (NAME)	Same (NAME)	MAP 71-14
1216 Pennock Avenue (ADDRESS)	(ADDRESS)	PARCELS 39, 40 & 42
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Louise S. Lewis

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

1100 and 1108 Brick Church Pike:

Three tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being part of Lots 1 and 2 on the Map of Henry Gibson lands, as of record in Minute Book "U", Page 147, County Court for said County, described as follows:

Beginning at a point on the northerly margin of Whites Creek Pike at its intersection with the westerly boundary of the property conveyed to J. M. Flatt, et al, as of record in Book 2197, page 474, being the northerly corner of the property condemned by the Highway Department, by decree of record in Minute Book 89, Page 478, of the Second Circuit Court, a certified copy of which is of record in Book 3507, page 596; thence with Flatt's and other's westerly line, northwardly 93 feet, more or less, to a point; thence easterly 120 feet to a point in the northerly margin of White's Creek Pike, being the property condemned above referred to; thence southwesterly along a curve 133 feet to the point of beginning.

Tract No. 2: Being part of Lot No. 2 on the Map of the Henry Gibson land, as of record in Minute Book "U", Page 147, County Court for said County,

CONTINUED

This is improved (X) property, known as 1100,1108 & 1110 Brick Church Pk, Nashville, TN 37207 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 my hand this 23rd day of March, 2006

Louise S. Lewis

Louise S. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louise S. Lewis

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March 2006.

Commission expires 3-21-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____.

Notary Public

described according to a survey made by George W. Watkins, Surveyor, March 31, 1952, as follows:

Beginning on the westerly margin of Brick Church Pike 127.7 feet north of the northerly margin of Whites Creek Pike; thence with the westerly margin of said Brick Church Pike northwardly 40 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots northwestwardly 167 feet; thence with the westerly line of Lot No. 2 southwardly 6 feet; thence southeastwardly and parallel with the line between said Lots Nos. 2 and 3, 40 feet to an iron pin; thence southwardly 37 feet to an iron pin; thence southeastwardly 126.2 feet to the beginning.

Tract No. 3: Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 3 on the Plan of Henry Gibson Land, as of record in Minute Book "U", Page 147, County Court for said County.

Said part of Lot No. 3 fronts 57 feet 8 inches on the westerly side of Brick Church Pike and extends back 177 feet on the southerly line and 177 feet, more or less, on the northerly line to a dead line, measuring 28 feet thereon.

Being the same property conveyed to W. J. Lewis and wife, Louise Lewis by deed from Mary D. Villines Robertson and husband, Jesse C. Robertson of record in Book 5121, page 223, Register's Office for Davidson County, Tennessee. The said W. J. Lewis having since died and the property vested in Louise Lewis by tenants by the entirety.

1110 Brick Church Pike:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 3 on the Plan of the Henry Gibson Land in the 12th formerly the 17th Civil District of said County, as of record in Minute Book "U", page 147, County Court for said County.

Said part of Lot No. 3 fronts 45 feet 8 inches on the westerly side of Brick Church Pike and extends back 177 feet on the northerly line and 177 feet, more or less, on the southerly line to a dead line measuring 62 feet 6 inches, thereon.

Being the same property conveyed to W. J. Lewis and wife, Louise S. Lewis by deed from Mary Lou Draper Cunningham of record in Book 5374, page 809, Register's Office for Davidson County, Tennessee. The said W.J. Lewis having since died and the property vested in Louise S. Lewis by tenants by the entirety.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book U, page 147, said Register's Office.

The legal description is the same as the previous deed of record.