Davidson County DEEDWARR
Recvd: 06/05/06 08:42 2 pgs
Fees:13.00 Taxes:517.63
20060605-0065621

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Lewis Green Enterprises, LLC** **4309 Setters Road** **Nashville, TN 37218**	SEND TAX BILLS TO: **Lewis Green Enterprises, LLC** **100 Langston Place** **Birmingham, AL 35242**	MAP-PARCEL NUMBERS: **069-02; 16.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

MARGUERITE S. SIMMONS

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

LEWIS GREEN ENTERPRISES, LLC

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:

Beginning at a point in the southerly margin of Drakes Branch Road at the common corner of Lots Nos. 9 and 10; thence with the margin of Drakes Branch Road, eastwardly 127.23 feet to the beginning of a curve; thence around said curve in a southeastwardly direction 39.71 feet to a point in the westerly margin of Setters Road; thence with the margin of Setters Road, southwardly 105.95 feet to a concrete monument; thence continuing with the margin of said road; 130 feet to the common corner of Lots Nos. 10 and 66; thence with the line between said Lots westwardly 155.58 feet to a concrete monument; thence with the line between Lots Nos. 9 and 10 northwardly 294.36 feet to the point of beginning.

Being the same property conveyed to Marguerite S. Simmons by quitclaim deed from Gwendolyn S. Simmons of record in Instrument No. 20030916-0136171, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **4309 Setters Road, Nashville, Tennessee 37218**.

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 GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 26th day of May, 2006.

Marguerite S. Simmons
MARGUERITE S. SIMMONS

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ PAULDING

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MARGUERITE S. SIMMONS**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 26 day of May, 2006.

CHRISTI GILLAND MY COMMISSION EXPIRES SEPT. 29 2008 PAULDING COUNTY, GEORGIA NOTARY PUBLIC

Christi Gilland
NOTARY PUBLIC
My Commission Expires:
Sept 29, 2008

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $139,900.00.

Marguerite S Simmons
AFFIANT

Sworn to and subscribed to before me this 26th day of May, 2006.

Christi Gilland
NOTARY PUBLIC
My Commission Expires: Sept 29 2008

CHRISTI GILLAND MY COMMISSION EXPIRES SEPT. 29 2008 PAULDING COUNTY, GEORGIA NOTARY PUBLIC