Davidson County DEEDWARR
Recvd: 07/12/06 13:39 2 pgs
Fees:13.00 Taxes:173.90
20060712-0083889

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $47,000.00.

Affiant

Sworn to and subscribed before me on this the 30th day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 4-22-09

MORTGAGEE:

Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Walter N. Brinkley	Same as Mortgagee	034-13- 0 154.00
1393 Florence Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JAMES B. LEWIS, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **WALTER N. BRINKLEY, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 33 on Block "C" on the plan of East Lawn Subdivision of record in Book 547, Pages 153 and 154, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to JAMES B. LEWIS by Deed dated September 12, 1985, and executed by DOUGLAS W. CRANE and wife, LEONA K. CRANE and recorded in Book 6659, Page 798, said Register's Office.

This is improved property known as 1393 Florence Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 30th day of June, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James B. Lewis

JAMES B. LEWIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES B. LEWIS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 30th day of June, 2006.

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Curtis M. Lunsford

NOTARY PUBLIC

My Commission Expires: 4-22-09