19891-3
Sex 1 of 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/06 09:02 2 pgs
Fees:13.00 Taxes:1116.66
20060724-0088553

DEBORAH M. OWEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,800.00

Donor Boan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/23/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Owens	Same	**Map 131-15**
(NAME)	(NAME)	
4640 Benton Smith Road		**Parcel 16**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, **KAREN G. LEWIS AND HUSBAND, NOEL T. LEWIS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY W. OWENS,** unmarried, 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 No. 16 on the Plan of Harpeth Acres, Section Seven as of record in Plat Book 2331, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen G. Lewis and husband Noel T. Lewis by Quitclaim Deed from Karen G. Lewis, of record in Book 7487, page 815, Register's Office for Davidson County, Tennessee.

Noel T. Lewis is signing on behalf of Karen G. Lewis pursuant to the Power of Attorney, of record as Instrument No. 20060724008852, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 154, said Register's Office; and (c) Restrictive covenants contained in Book 2633, page 487 and in Book 2930, page 223, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4640 Benton Smith Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of July, 2006.

Karen G. Lewis by Noel T. Lewis, AIF
Karen G. Lewis
By: Noel T. Lewis, Attorney in Fact

Noel T. Lewis
Noel T. Lewis

STATE OF TENNESSEE

COUNTY OF DAVIDOSN

Personally appeared before me, the undersigned, of said County, Noel T. Lewis the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 2006.

Commission expires:



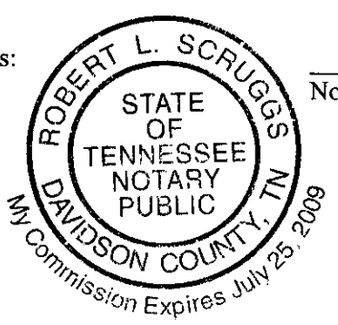
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2006, before me personally appeared, **Noel T. Lewis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Karen G. Lewis** and acknowledged that he executed the same as the free act and deed of **Karen G. Lewis.**

Witness my hand and official seal this19th day of July, 2006.

My Commission Expires:



Notary Public