07

Realty T.H.C
Box 48A

Prepared by: & Return to;
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $128,700.00

Matthew Thomas Peach
Affiant

Subscribed and sworn to before me, this 6th day of October, 2006.

Deborah K. Devine
Notary Public
My commission expires: 11/22/08

07-0609-83007

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Thomas Peach	Regions Bank	162-10-0-164
545 Brookview Estates Drive	21 Music Square West	
Antioch TN 37013	Nashville, TN 37023	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Michael Lewis, unmarried, and Charles Benz Lewis, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew Thomas Peach,** hereinafter called the Grantees, their successors 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. 169, on the Plan of Brook View Estates, Section 2, of record in Book 4460, Page 163, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Michael Lewis and Charles Benz Lewis by deed from Charles Lee Hayes and wife, Brenda Kay Hayes, dated 6-13-97, recorded 6-23-97, of record in Book 10502, Page 24, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Barbara Lewis, spouse of Charles Benz Lewis, hereby joins in the execution of this instrument for the purpose of conveying all right, title and interest, including marital interest, if any, in subject property.

This property is improved property known as 545 Brookview Estates Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/09/06 09:31 2 pgs
Fees:13.00 Taxes:476.19
20061009-0124913

WITNESS my hand this 6th day of October, 2006.

Charles Michael Lewis

Charles Benz Lewis

Barbara Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Michael Lewis and Charles Benz Lewis and Barbara Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 6th day of October, 2006.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

