THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
Same--New Owner--Burbon Lewis and Barbara Lewis, husband and wife
616 Denver Drive
Hermitage, TN 37076

MAP PARCEL NUMBERS
Map & Parcel No.: 75-08-0-11.00

Davidson County DEEDWARR
Recvd: 10/20/06 10:49 2 pgs
Fees:13.00 Taxes:547.23
20061020-0130379

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of September, **2006**, by and between **Horace Terry and Elenor Terry, husband and wife**, party of the first part, and **Burbon Lewis and Barbara Lewis, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$147,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Tulip Grove, Section IV, as of record in Book 4175, page 12, Register's Office for said County, described as follows:

BEGINNING at a point in the southwesterly margin of Denver Drive at the common corner of Lots Nos. 198 and 199; thence with the margin of said Drive, southeasterly 110 feet to a point in the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northwesterly margin of Denver Court; thence with the margin of the same, southwesterly 106.14 feet to the common corner of Lots Nos. 199 and 200; thence with the line between said lots, northwesterly 110 feet to the common rear corner of Lots Nos. 199, 198 and 200; thence with the line between Lots Nos. 198 and 199, northeasterly 125 feet to the point of the beginning.

BEING the same property conveyed to Horace L. Terry and wife, Eleanor J. Terry by deed from Johnson Homes, Inc., Trustee, of record in Book/Instrument No. 4319, page 264 Register's Office, Davidson County, Tennessee, dated March 19th, 1969 and recorded March 21st, 1969.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 4175, page 12; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 616 Denver Dr., Hermitage, TN 37076.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Horace Terry
Horace Terry

Elenor Terry
Elenor Terry

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Horace Terry and Elenor Terry, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of September, **2006.**

My commission expires 7/24/10

Edward B Baldwin III
Notary Public

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$147,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christy D. Sanders
Affiant

Subscribed and sworn to before me this 29th day of September, **2006**.

Edward B Baldwin III
NOTARY PUBLIC

My commission expires: 7/24/10

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

PROPERTY ADDRESS:
616 Denver Drive
Hermitage, TN 37076

Name and address of new owner:
Burbon Lewis, et ux
616 Denver Drive
Hermitage, TN 37076