WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/07 15:28 3 pgs
Fees:18.00 Taxes:1609.50
20070529-0063628

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00.

Affiant

Subscribed and sworn to me on May 25, 2007.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22519SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Steven W. Clark Laura F. Neilson 5164 Ashland City Highway Nashville, TN 37218	NEW OWNERS	067000-23.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James B. Lewis and wife, Tana H. Lewis, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Steven W. Clark and Laura F. Neilson, 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 the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being Lot No. 2 of William Alva Scott lands, described according to a survey made by John Setters in 1946, as follows:

Beginning on the northerly margin of New Hydes Ferry Pike or State Highway No. 12, said beginning point being the southwest corner of the property conveyed to W. Louis Simpkins and wife, by Deed from William Alva Scott and wife, of record in Book 1417, page 450, Register's Office for Davidson County, Tennessee, said beginning point being also the common corner of Lots 1 and 2; thence with the line between said two lots, northwardly 1600 feet; thence westwardly 205.3 feet to the common corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 1700 feet to the northerly margin of State Highway No. 12 or New Hydes Ferry Pike; thence with the northerly margin of said Pike, eastwardly 200 feet to the point of beginning, containing 7.57 acres, more or less.

INCLUDED in the above property description but EXPRESSLY EXCLUDED THEREFROM is a tract of land conveyed to the State of Tennessee of record in Book 9620, page 589, in said Register's Office, more particularly described as follows:

Beginning at a point in the existing northerly margin of State Route 12, 19 feet, more or less, from centerline Station 381+26.86; thence, with said existing northerly margin, South 66 deg. 29 min. 04 sec. West, 180.76 feet to a point in the westerly line of subject tract 19 feet, more or less, from centerline Station 383-07.46; thence,

with said westerly line, North 10 deg. 20 min. 13 sec. West, 34.66 feet to a point in the proposed northerly margin 52 feet from centerline Station 382+95.42; thence, with said proposed northerly margin, North 66 deg. 38 min. 10 sec. East, 67.99 feet to a point in the proposed northerly margin 52.00 feet from center Station 382+27.43; thence with said proposed northerly margin, North 66 deg. 47 min. 37 sec. East, 112.59 feet to a point in the easterly line of subject tract 52.00 feet from centerline Station 381+15.27; thence, with said easterly line, South 10 deg. 20 min. 13 sec. East, 33.86 feet to the beginning, containing 0.139 of an acre.

Being the same property conveyed to James B. Lewis and wife, Tana H. Lewis, by Deed from James A. Lewis and wife, Hilda M. Lewis, of record as Instrument No. 20020307-0029053 in the Register's Office for Davidson County, Tennessee. The undersigned James B. Lewis and Bryan Lewis are one and the same person. The undersigned Tana H. Lewis and Tana L. Lewis are one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to permanent easement granted for maintenance of drainage facility granted to the State of Tennessee by Deed of record in Book 9620, page 589, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 5164 Ashland City Highway, Nashville, TN 37218.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on May 25, 2007.

James B. Lewis

Tana H. Lewis

Tana H. Lewis, a/k/a Tana L. Lewis

By: Bryan Lewis attorney in fact

Bryan Lewis, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 25, 2007, before me personally appeared James B. Lewis to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 25, 2007.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Lewis a/k/a James B. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Tana L. Lewis a/k/a Tana H. Lewis, as her Attorney in Fact, as the free act and deed of the within named Tana L. Lewis a/k/a Tana H. Lewis.

Witness my hand and official seal this 25th day of May, 2007.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE