return to:

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2007.

Notary Public
My commission expires: 1/23/10

Davidson County DEEDWARR
Recvd: 11/29/07 08:42 2 pgs
Fees:13.00 Taxes:473.60
20071129-0138253

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

05-0709-63878

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William Lewis	William Lewis	119-03-0 167.00
512 Shady Oak Drive	4912 Manassas Circle	
Nashville TN 37217	Brentwood, TN 37027	

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, Harry R. Hix, Jr., Executor of the Estate of Mary Louise Lewis, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Lewis and wife, Billie Lewis as tenants in common with Ronald Edward Semones and wife, Linda Kane Semones, 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. 94, on the Plan of Section 2, Hill-N-Dale, of record in Book 4175, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. G. Lewis and wife, Mary L. Lewis by deed from Houston T. Ezell, dated April 11, 1988, recorded April 12, 1988, of record in Book 7513, Page 952, Register's Office for Davidson County, Tennessee. Mary L. Lewis having since died on September 4, 2007. L. G. Lewis having predeceased Mary L. Lewis. The Last Will and Testament of Mary Louise Lewis authorized Harry R. Hix, Jr., as Executor of the estate to sell said property, of record in the Seventh Circuit of Davidson County, Probate Division, Docket No. 07P-1455.

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.

It is the intention of the buyers to take title with a survivorship interest only between William Lewis and Billie Lewis and between Ronald Edward Semones and Linda Kane Semones.

This property is improved property known as 512 Shady Oak Drive, Nashville, TN 37217

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.

WITNESS my hand this 26th day of November, 2007.

Harry R. Hix, Jr., Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Harry R. Hix, Jr., Executor of the Estate of Mary Louise Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 26th day of November, 2007.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010