Davidson County DEEDWARR
Recvd: 01/09/08 09:21 2 pg
Fees:13.00 Taxes:345.95
20080109-0002553

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Joel C. Montgomery
1400 Bell Trace Drive
Antioch, TN 37013

SEND TAX BILL:
New Owner

MORTGAGEE:

MAP AND PARCEL:
Map 162-16
Parcel 90

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lee Ann M. Lewin, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Joel C. Montgomery**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 67-B, as shown on the map entitled the Plan of Hickory Park Villas, Section Two, Zone Lot Division, of record in Plat Book 6250, page 749, which amends Plat Book 5200, page 603, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to LEE ANN M. LEWIN AND HUSBAND, MARC A. LEWIN, by deed from BALJITT BAIDWAN AND WIFE, RAMAN BAIDWAN, of record as Instrument No. 20051024-0128372, dated October 24, 2005, said Register's Office. The said Marc A. Lewin died on November 16, 2006 leaving Lee Ann M. Lewin as the surviving tenant by the entirety.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1400 Bell Trace Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28 day of December, 2007.

Lee Ann M. Lewin By Drew Jackson

Lee Ann M. Lewin by Drew Jackson,
Attorney-in-Fact Pursuant to Limited Power
Of Attorney of record in Instrument No.
20080109000255 2, Register's Office
for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Drew Jackson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Lee Ann M. Lewin, and who acknowledged that he executed the same as the free act and deed of Lee Ann M. Lewin.

Witness my hand and official seal this 28th day of December, 2007.

Notary Public

ANDREW B. GIBSON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $93,500.00.

Jan K Gibson

AFFIANT

Subscribed and sworn to before me
this 28th day of December, 2007.

Tammy Lynn Scott

NOTARY PUBLIC

My Commission Expires: 7-13-08

TAMMY LYNN SCOTT
NOTARY PUBLIC
WILSON COUNTY, TENNESSEE

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds