03

Realty Title
48-A

Davidson County DEEDWARR
Recvd: 01/14/08 15:05 2 pgs
Fees:13.00 Taxes:925.00

20080114-0004272

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

ADDRESS NEW OWNER:

Joseph Michael Lewis and wife,
Brook L. Lewis
5618 Knob Road
Nashville, TN 37209

SEND TAX BILL:

Mortgagee

MORTGAGEE:
CEFCU
5401 W. Everett Dirksen Parkway
Peoria, IL 61607-1193

MAP AND PARCEL:
MAP 103-06-0
PARCEL 116

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, **James Hart and wife, Shari Hart**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Joseph Michael Lewis and wife, Brook L. Lewis** ("Grantee"), their 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. 37 Brookside Courts Addition No. 2, of record in Plat Book 1835, page 47, 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 James Hart and wife, Shari Hart by deed from Chad W. Clark and Megan E. Clark of record in Instrument No. 20061027-0133833, dated October 27, 2006, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5618 Knob Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their 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 our hands this 11th day of January, 2007.

James Hart

Shari Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared James Hart and Shari Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11th day of January, 2007.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/24/09

My Commission Expires
January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me
this 11th day of January, 2007.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 2/22/09