THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27388-01-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,185,313.04. Affiant Subscribed and sworn to before me this 29th day of January, 2008. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Martin G. Weber, Jr. 2168 Orchard Mist Street Los Vegas, NV 89135	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 132060041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sam J. Lewis, Jr.,*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin G. Weber, Jr., Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 864 South Curtiswood Lane, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

As part of the consideration for the transfer, Grantee assumes the unpaid balance of a note secured by a first mortgage deed of trust to First Tennessee Bank & Trust, of record as Instrument No. 20071025-0126294, Register's Office for Davidson County, Tennessee, pursuant to an Assumption and Loan Modification Agreement being recorded herewith.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of January, 2008.

Sam J. Lewis, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: [redacted]-7065

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sam J. Lewis, Jr.**, 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 for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2008.

Notary Public

My Commission Expires: My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/13/08 15:12 2 pgs
Fees:13.00 Taxes:4385.66

20080213-0014632

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of The Gideon P. Wade Subdivision of Lots 3, 4, and 5 in Glen Leven Subdivision, of record in Book 2330, page 13, Register's Office for said County.

Said Lot No. 3 fronts 173.2 feet on the east side of Curtiswood Lane and runs back between lines, 542.9 feet on the north line and 565.1 feet on the south line to a dead line in the rear on which it measures 203.5.

Being the same property conveyed to Sam J. Lewis, Jr. by Warranty Deed dated October 22, 2007 from James R. Harrell, Trustee of the James Harrell Trust and Anita H. Scott, Successor Trustee of the USIE Harrell Trust, as Tenants in Common of record in Instrument No. 20071025-0126294, Register's Office for Davidson County, Tennessee. Sam J. Lewis, Jr. is also known as Sam Lewis, Jr.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2330, page 13, Register's Office for Davidson County, Tennessee.