WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of July, 2008, by and between **SCOTT M. HINES, an unmarried person,** party of the first part, and Jerrica P. Lewis & Jerresa Lewis, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 436 ON THE PLAN OF SOMERSET, PHASE 1,of record in Plat Book 6900, Pages 690 and 691 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor, by virtue of Warranty Deed recorded in Instrument No. 20040804-0093487, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 6900, Pages 690 and 691; Covenants, Conditions and Restrictions in Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 10404, Page 641, Book 9696, Page 654 and Instrument No. 20060405-0039162; Terms and provisions of by-laws of Somerset Homeowners Association, Inc. in Book 7619, Page 679, amended in Book 9509, Page 363; Charter of Somerset Homeowners Association, Inc. in Book 7661, Page 37; Conveyance of open space to Somerset Homeowners Association, Inc. in Book 7768, Page 455; all in said Register's Office.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 08/01/08 14:25 3 pgs
Fees:18.00 Taxes:592.00
20080801-0079429

SCOTT M. HINES

STATE OF Michigan

COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, SCOTT M. HINES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this _____ day of _____, 2008.

Beverly D. Edmondson
Notary Public

My commission expires:
2-28-2014

BEVERLY D. EDMONDSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Feb 28, 2014
ACTING IN COUNTY OF Oakland

STATE OF TN

COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jessica P. Lewis
Affiant

Subscribed and sworn to before me this the 30th day of July, 2008.

Brenda R Behman
Notary Public

My commission expires:
3/12/2011

STATE OF TENNESSEE NOTARY PUBLIC

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

1113 Burlingame Ct
Antioch, TN 37013

MAIL TAX NOTICES TO:

New Owner

NAME AND ADDRESS OF PROPERTY OWNERS:

Jerrica P. Lewis
Jerresa Lewis
1113 Burlingame Ct
Antioch, TN 37013

SCOTT HINES
30594 ORCHARD LAKE ROAD UNIT 47
FARMINGTON HILLS, MI 48334

TAX PARCEL NO.: 15008014600

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To: