PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Davidson County DEEDWARR
Recvd: 09/24/08 13:09 2 pgs
Fees:13.00 Taxes:514.30
20080924-0097217

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(GJ) Title No: 49573
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Colin M. Lewis Casey R. LeVasseur Lewis 1453 Ardee Ave. Nashville, Tennessee 37216	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 07204023000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$139,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holly Butler, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Colin M. Lewis and spouse, Casey R. LeVasseur Lewis** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of a Resubdivision of part of Country Club Estates, of record in Book 1424, page 126, Register's Office for said County.

Said Lot No. 14 fronts 70 feet on the Northeasterly margin of Ardee Avenue and extends back 175 feet on the Northwesterly line and 128 feet on the Southeasterly line to a dead line in the rear, measuring 85.45 feet thereon.

Being the same property conveyed to Holly Butler by Special Warranty deed from Bank of New York as Trustee for the Certificateholder Scwabs, Inc., Asset Backed Notes Series 2006-503, dated May 7, 2008 and recorded on May 13, 2008 of record in Doc. No. 20080513-0049102, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 126, said Register's Office, which Plan shows a 75 foot minimum building setback line from Ardee Avenue and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 1453 Ardee Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of September, 2008.

Holly Butler

State of TENNESSEE

County of DAVIDSON

On this 23rd day of September, 2008 , before me the undersigned authority, personally appeared Holly Butler , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

Sworn and subscribed before me this the 23rd day of September, 2008

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary Public