Davidson County DEEDWARR
Recvd: 02/27/09 12:39 2 pgs
Fees:13.00 Taxes:484.70
20090227-0017347

Prepared by:
Com Unity Title OF Tennessee, Inc.
302 E. Walnut Street
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $131,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2009.

Notary Public
My commission expires: 4-24-2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Angela P. Lewis	SunTrust Mortgage, Inc.	Map 150-7
3004 Country Meadow Road	P O Box 57028	Parcel 352
Antioch, TN 37013	Irvine, CA 92619-7028	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen E. Trauernicht, unmarried, referred to as Grantor, has bargained and sold, and does hereby transfer and convey unto Angela P. Lewis and husband, Damon L. Lewis, hereinafter called the Grantee, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of the Country, Section 6A of record in Plat Book 5200, Page 667, 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 Stephen E. Trauernicht by Warranty Deed from William Dickey Roy and wife, Shirley Roy, dated February 22, 2002, recorded in Instrument No. 20020729-0090573, Register's Office for Davidson County, Tennessee.

Property also known as: 3004 Country Meadow Road, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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, his heirs, successors and assigns, forever. Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this _____ day of _____ 2009.

STEPHEN E. TRAUERNICHT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen E. Trauernicht, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennessee this 23rd day of February, 2009.

Notary Public / JULIE COONE
State of Tennessee at Large

My Commission expires: 7/24/2010