Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $132,300.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2009.

Notary Public
My commission expires: 7-2470

02-0904-46479

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Lewis 2177 June Drive Nashville TN 37214	New Owner	95-02-0-118.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frances C. Simpson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Lewis and Martha E. Arroyave-Silva, husband and wife, hereinafter called the Grantees, their 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. 1, on the Plan of Donelson Hills, of record in Book 2331, Pages 22 and 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frances C. Simpson by deed from Catherine L. Webster, dated July 28, 1967, recorded July 31, 1967, of record in Book 4156, Page 936, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 2177 June Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

BILL GARRETT, Davidson County
Trans:T20090029837 DEEDWARR
Recvd: 05/05/09 15:00 2 pgs
Fees:13.00 Taxes:489.51
20090505-0041255

WITNESS my hand this 28th day of April, 2009.

Frances C Simpson _____

Frances C. Simpson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 28th day of April, 2009.

_____

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212