Box 14-E
G-22127-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**. Leonard C. Lewis III Affiant Subscribed and sworn to before me, this the 22nd day of July, 2009. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090050192 DEEDWARR
Recvd: 07/24/09 14:17 2 pgs
Fees:13.00 Taxes:370.00
20090724-0069738

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Leonard C. Lewis	**New Owner**	**Map 051-14, Parcel 039.00**
1275 Oakwood Road		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeanette Brackeen, as devisee under Last Will and Testament of Jean W. Sturkie, joined by Jeanette Brackeen, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonard C. Lewis, III

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 229 on the Plan of Gra-Mar Acres, Section 10, of record in Plat Book 2663, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to D. S. Sturkie and wife, Jean Sturkie by Deed from Castleman Construction Company, a Tennessee corporation, of record in Book 2813, page 469, Register's Office for Davidson County, Tennessee. The said D. S. Sturkie and Jean Sturkie having since died. D. S. Sturkie having predeceased Jean Sturkie. The property was devised to Jeanette Brackeen by the Last Will and Testament of Jean W. Sturkie, of record in Probate No. 08P-11344, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **636 Lemont Drive, Nashville, TN 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 GRANTEES that we are 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; 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 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.

Witness my/our hand(s) this **22nd** day of **July, 2009.**

Jeanette Brackeen
Jeanette Brackeen, individually

Jeanette Brackeen
Jeanette Brackeen, Executrix

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Jeanette Brackeen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument, individually and as Executrix, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **July, 2009.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13