THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28928-07-2009** **Record & Return To:** **The Title Shop** **1612 Westgage Cir., Ste. 214** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: John F. Hamlin 301 Harris Street Madison, TN 37115	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 05201000300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruth N. Lewis, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John F. Hamlin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Harris Street, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2009.

Ruth N. Lewis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ruth N. Lewis**, 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 for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090076494 DEEDWARR
Recvd: 11/09/09 13:43 2 pgs
Fees:13.00 Taxes:314.50

20091109-0103579

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 7 & 8 of Block C on the Plan of Crittenden Estates, as of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Herbert O. Lewis and wife, Ruth N. Lewis by deed dated 6/15/1987 from Noel W. Smith and wife, Treva J. Smith of record in Book 7275, Page 127, Register's Office for Davidson County, Tennessee. Herbert O. Lewis has since conveyed his interest in said property to Ruth Noreen Keating Lewis by Quitclaim Deed of record in Instrument No. 20080710-0070686, Register's Office for Davidson County, Tennessee. Ruth N. Lewis and Ruth Noreen Keating Lewis are one and the same person.

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 1129, Page 521, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 974, Page 69, Register's Office for Davidson County, Tennessee.