BILL GARRETT, Davidson County
Trans:T20100010978 DEEDWARR
Recvd: 02/24/10 14:07 2 pgs
Fees:13.00 Taxes:3330.00
20100224-0014114

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$900,000.00~~.

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2010.

Notary Public

My commission expires: 11/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas R. Lewis	New Owner	**104-090-066.00**
3712 Richland Avenue		
Nashville, TN 37205		

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 ACKNOWLEDGE, WE,

Julia J. McCown, unmarried *

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

Thomas R. Lewis and wife, Terri Lynn Lewis

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. 167 and the easterly 15 feet of Lot No. 169 of Block No. 8, Division "A" on the plan of Richland Realty Company's property.

Said plan is of record in Book 161, page 151, Register's Office for said County, and shows said property divided unto blocks, but does not show the subdivision of the blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into lots, said Lot No. 167 and the easterly 15 feet of Lot No. 169 front together 65 feet on the northerly side of Richland Avenue and run back between parallel lines 192.5 feet to an alley, the easterly line being 350 feet west of the westerly margin of Craighead Street.

***Being the same property conveyed to W. Russell McCown and wife, Julia J. McCown by deed from Harriet Gayle Jacobs and Billie Gaines Mann, of record in Book 5337, Page 184, Register's Office for Davidson County, Tennessee. The said W. Russell McCown having since died, the property is now vested in Julia J. McCown, as the surviving tenant by the entirety.**

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **3712 Richland Avenue, Nashville, TN 37205**

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 and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 18th day of February, 2010.

Julia J. McCown

Julia J. McCown

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Julia J. McCown, unmarried**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **February, 2010.**

E Prophet

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/2011