This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/12/10 12:09 3 pgs
Fees:18.00 Taxes:555.56
20100812-0063769

ADDRESS NEW OWNER:

Clarence H. Lewis
623 Keeton Avenue
Old Hickory, TN 37138

SEND TAX BILL:

Tennessee Bank & Trust
330 Mayfield Dr. Ste C-6
Franklin, TN 37067

MORTGAGEE:
Tennessee Bank & Trust
330 Mayfield Dr. Ste C-6
Franklin, TN 37067

MAP AND PARCEL:
043-04-0-A
3.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **First Bank, a state banking corporation** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Clarence H. Lewis, unmarried** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of First Revision, Final Plat of Cluster Lot Subdivision, River Landing Section I, Phase I, formerly known as Windstar Estates, Section I, Phase I of record on Plat recorded as Instrument No. 20060918-0115492, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property previously conveyed to Classic Homes BOS, LP, by Warranty Deed from Lakewood R3, LLC, recorded as Instrument No. 20061005-0123724, in the Register's Office for Davidson County, Tennessee, dated September 27, 2006.

Being the same property conveyed to FirstBank, a Tennessee banking corporation, by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee, of record as Instrument No. 20080822-0086685, in the Register's Office for Davidson County, Tennessee, dated August 4, 2008.

This is improved property known as 623 Keeton Ave, Old Hickory, TN, 37138.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 623 Keeton Ave, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 26th day of July, 2010.

First Bank

BY: _____
James C. Farrar, Jr., Vice President

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared James C. Farrar, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of FIRST BANK, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the FIRST BANK.

Witness my hand and official seal this 26th day of July, 2010.

Brenda A. Daniels
Notary Public

BRENDA A. DANIELS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

My Commission Expires: My Commission Expires Jan 18, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $150,150.00.

Joanna H. Lewis
AFFIANT

Subscribed and sworn to before me
this 11 day of ~~July~~ August, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012