FROM: **JOHN W. NEVIL** TO: **EDDIE LEWIS**

The Estate of: **JOHN WARNER LEWIS**

BILL GARRETT, Davidson County
Trans:T20130039451 DEEDQC
Recvd: 05/10/13 15:19 4 pgs
Fees:22.00 Taxes:0.00
20130510-0047713

EXECUTOR'S QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: ***LARRY H. HAGAR, ESQ.***
UNDERHILL, NIEWOLD, HAGAR, UNDERHILL & EVANS
219 2nd Ave., N., Ste. 100
Market Street Building, First Floor
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-

AFFIANT

Sworn to and subscribed before me this the 9th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: May 3, 2016

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP/PARCEL NO.:

Eddie Lewis **(same)** **71-14/39, 40 and 42**
164 Park Circle
Old Hickory, Tennessee 37138

KNOW ALL MEN BY THESE PRESENTS that **John W. Nevil**, the Personal Representative of the

Estate of **John W. Lewis**, for and in consideration of the sum of **Zero Dollars ($0)**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of **John W. Lewis**, the Decedent's Will having been duly admitted to probate in **Davidson County, Tennessee**, on **December 6, 2012**, have bargained and sold and hereby remise, release and forever quitclaim to **Eddie Lewis**, his heirs and assigns, the following described tract or parcel of land, to wit, three (3) tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being part of Lots 1 and 2 on the Map of Henry Gibson lands, as of record in Minute Book "U," Page 147, County Court for said County, described as follows:

> Beginning at a point on the northerly margin of Whites Creek Pike at its intersection with the westerly boundary of the property conveyed to J.M. Flatt, et al., as of record in Book 2197, page 474, being the northerly corner of the property condemned by the Highway Department, by decree of record in Minute Book 89, Page 478, of the Second Circuit Court, a certified copy of which is of record in Book 3507, Page 596; thence with Flatt's and other's westerly line, northwardly 93 feet, more or less, to a point; thence easterly 120 feet to a point in the northerly margin of White's Creek Pike, being the property condemned above referred to; thence southwesterly along a curve 133 feet to the point of beginning.

Tract No. 2: Being part of Lot No. 2 on the Map of the Henry Gibson land, as of record in Minute Book "U," Page 147, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, March 31, 1952, as follows:

> Beginning on the westerly margin of Brick Church Pike 127.7 feet north of the northerly margin of Whites Creek Pike; thence with the westerly margin of said Brick Church Pike northwardly 40 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots northwestwardly 167 feet; thence with the westerly line of Lot No. 2 southwestwardly 6 feet; thence southeastwardly and parallel with the line between said Lots Nos. 2 and 3, 40 feet to an iron pin; thence southwardly 37 feet to an iron pin; thence southeastwardly 126.2 feet

to the beginning.

Tract No. 3: Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 3 on the Plan of Henry Gibson Land, as of record in Minute Book "U," Page 147, County Court for said County.
Said part of Lot No. 3 fronts 57 feet 8 inches on the westerly side of Brick Church Pi8ke and extends back 177 feet on the southerly line and 177 feet, more or less, on the northerly line to a dead line, measuring 28 feet thereon.

Being the same property conveyed to W.J. Lewis and wife, Louise Lewis by deed from Mary D. Villines Robertson and husband, Jesse C. Robertson of record in Book 5121, page 223, Register's Office for Davidson County, Tennessee. The said W.J. Lewis having since died and the property vested in Louise Lewis by tenants by the entirety.

1110 Brick Church Pike:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 3 on the Plan of the Henry Gibson Land in the 12th formerly the 17th Civil District of said County, as of record in Minute Book "U," page 147, County Court for said County.

Said part of Lot No. 3 fronts 45 feet 8 inches on the westerly side of Brick Church Pike and extends back 177 feet on the northerly line and 177 feet, more or less, on the southerly line to a dead line measuring 62 feet 6 inches, thereon.

Being the same property conveyed to W.J. Lewis and wife, Louise S. Lewis by deed from Mary Lou Draper Cunningham of record in Book 5374, page 809, Register's Office for Davidson County, Tennessee. The said W.J. Lewis having since died and the property vested in Louise S. Lewis by tenants by the entirety.
This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book U, page 147, said Register's Office.

The legal description is the same as the previous deed of record.

Being the same property conveyed to John W. Lewis from Louise S. Lewis of record in Instrument #20060328-0035268 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1100, 1108 and 1110 Brick Church Pike, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of May, 2013.

John W Nevil Exec.
JOHN W. NEVIL, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, John Nevil, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the day of May 9th, 2013.

NOTARY PUBLIC

My Commission Expires: May 3, 2016

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.