BOOK 5026 PAGE 574 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000

Stephen C. Hewlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 1976.

Patty J. Wilkins
Notary Public

MY COMMISSION EXPIRES: Jan. 29, 1978
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard M. Davenport, 26th Floor, First American Ctr., Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia H. Kinnard (NAME)	Cynthia H. Kinnard (NAME)	
1416 Hynes Street (STREET ADDRESS OR ROUTE NUMBER)	1516 Elmwood (STREET ADDRESS)	92-E
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37212 (CITY) (STATE) (ZIP)	3K 1 pt

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, Stephen C. Hewlett

HEREINAFTER CALLED THE GRANTORS~~X~~ HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia H. Kinnard

HEREINAFTER CALLED THE GRANTEES~~X~~, 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 Pt. Lot 54 on the Map of Hynes' Addition to Nashville, of record in Minute Book "B", page 85, Chancery Court at Nashville, Tennessee.

Said part of said lot No. 54 fronts 54 feet on the northerly side of Hynes Street and runs back between lines and along the easterly margin of 15th Avenue, North, 71 feet on the westerly line and 70 feet on the easterly line to a dead line on which it measures 56 feet.

Being the same property conveyed to Stephen C. Hewlett and wife Sylvesta Hewlett, by deed from Mollie Glennon and Elizabeth Glennon, both unmarried, of record in Book 1380 page 209, said Sylvesta Hewlett having since died, the said Stephen C. Hewlett being the sole owner in fee simple absolute.

This is unimproved ( ) improved (X) property, known as 1416 Hynes Street, Nashville, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns, forever; and we do covenant with 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 hand this 13th. day of May, 19 76

Stephen C. Hewlett
STEPHEN C. HEWLETT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Hewlett

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of May 19 76.

Commission expires January 29, 1978

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
STEPHEN C. HEWLETT

TO
CYNTHIA H. KINNARD

D 49780

IDENTIF. REFERENCE

MAY 19 9 14 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY19 76	CONV	*7,000.00			
MAY19 76 S TAX			B*	18.20	
MAY19 76 PB FEE			B*	.50	
MAY19 76	WDEED		B*	4.00	* 22.70