Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

7875

WARRANTY DEED

BOOK 5556 PAGE 751

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. D. Hewlett and wife, Frances H. Hewlett	SAME	162-67
(NAME) 648 WEST IRIS DRIVE	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

01417 4P 2.20

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- CHECK
----------($10.00)---------- Dollars,

cash in hand paid by A. D. Hewlett and wife, Frances H. Hewlett and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Richard Rushing and wife, Ellen Rushing and Teresa Elaine Fleming

have this day bargained and sold, and do hereby transfer and convey unto the said A. D. Hewlett and wife, Frances H. Hewlett

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Two tracts of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:

Land in the 7th Civil District of Davidson County, Tennessee, being known as a part of Lot No. 7 on the Map of Division of the Lands of William Whittemore, deceased, of record in Minute Book "I", page 709, County Court Clerk's Office for said County, and described according to a copy of a survey made October 23, 1956, by Hickerson-Miller, Engineers-Surveyors, as follows:
Beginning at a point in the north margin of Old Hickory Boulevard as established by deed of record in Book 2480, page 640 in the original west line of said Lot No. 7 at an iron pin and fence post; thence along the original west line of said Lot No. 7 along an old tree and fence line North 0 deg. 30' West 260 feet to an iron pin which is 714 feet more or less south of the original northwest corner of said Lot No. 7; thence North 78 deg. 15' East 257 feet to an iron pin; thence South 1 deg. 10' East 254.3 feet to an iron pin in the north margin of Old Hickory Boulevard, as established; thence with the margin of the same along a new fence around a slight curve southwesterly 260 feet to the point of beginning.

TRACT 2:
Land in the 5th Civil District of Davidson County, Tennessee, also known as part of Lot No. 7 on the Map of Division of the lands of William Whittemore, deceased, of record in Minute Book "I" page 709, County Court Clerk's Office for said County, and described according to a copy of a survey made on June 29, 1963 by Southern Land Surveying Company, as follows:
Beginning at a point in the north margin of Old Hickory Boulevard, said point being the southeast corner of the property conveyed to Richard Rushing and wife, Hester Rushing, by deed of record in Book 2602, page 405 said point being represented by an iron pin or post; thence northwardly along the common property line between Rushing and the lands of Luther Jordan and wife, 75.91 feet more or less to a post on said property line; thence south 86 deg. 23' east 74.52 feet more or less to a post; thence continuing south 71 deg. 45' east, 84.02 feet to a post in the northerly margin of Old Hickory Blvd.; thence westerly along said northern margin of Old Hickory Blvd. along a slight curve 171.34 feet, more or less, to the point of beginning.

Being the same property conveyed to Teresa Elaine Fleming by deed from Richard Rushing of record in Book 5385, page 302, Register's Office of Davidson County, Tennessee, in which the said Richard Rushing reserved a life estate in said property to himself.

We, Clarence Lanier and wife, Alice Lanier do hereby join in this conveyance to A. D. Hewlett and wife, Frances H. Hewlett in order to convey any interest in Tract 2 of the property herein described which we may have by reason of the deed to us from Richard Rushing of record in Book 5536, page 714, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 12,600.00

Subscribed and sworn to before me, this the 16th day of January 1980

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 1509 Bell Road, Nashville, Tennessee 37217 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 16th *day of* January, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

His (X) mark.

Richard Rushing

Ellen Rushing

Teresa Elaine Fleming

Clarence Lanier

Alice Lanier

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, the within named Richard Rushing and wife, Ellen Rushing and Teresa Elaine Fleming and Clarence Lanier and wife, Alice Lanier

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 1980.

Mary Emery, Notary Public.

Commission Expires 4/21/80

STATE OF
COUNTY OF

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

JAN 17 3 51 PM '80
FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F 7 2 7 0 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5556 PAGE 754

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			126000.00- CO	
			32.76 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	42.26-
7875A01/17/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72703

IDENTIFICATION REFERENCE

JAN 17 3 51 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 737371