60410

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,000.00

James D. Hewlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 19 85

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-18-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James G. May (NAME) | Same (NAME) | 05 DU 41155 |
| 223 Haywood Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 162-02-0 175.00 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, A. D. Hewlett

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

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. 31 on the plan of Fair Oaks, of record in Book 4175, page 42, Register's Office for said County.

Said Lot No. 31 fronts 88.0 feet on the southerly margin of Tusculum Road and extends back 96.25 feet on the westerly line and 158.85 feet on the easterly line to a dead line in the rear, measuring 109.62 feet thereon.

Being the same property conveyed to A. D. Hewlett by deed of record in Book 5697, page 685, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4239, page 198 and Book 4475, page 863, said Register's Office and to the matters set forth in the above referenced plan of record.

Frances Hewlett, wife of A. D. Hewlett, joins in this conveyance for the purpose of conveying any interest she may have in subject property by reason of her marital rights.

CHECK
This is unimproved ( X) property, known as 231 Tusculum Road (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) (Postal Zip)
unimproved ( X)
improved ( )

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. All warranties made hereunder shall apply only as to parties claiming under or through the acts of the grantors and no further or otherwise

Witness our hands this 5th day of July, 19 85

A. D. Hewlett

Frances Hewlett
Frances Hewlett

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**INDIVIDUAL ACKNOWLEDGEMENT**

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, A. D. Hewlett and wife, Frances Hewlett

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 5th day of July, 19 85.

NOTARY PUBLIC

My commission expires:

7-28-87

**CORPORATE ACKNOWLEDGEMENT**

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

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**WARRANTY DEED**

FROM

A. D. Hewlett and wife,

Frances Hewlett

TO

James G. May

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OCT 9 2 19 PM '85

IDENTIFICATION REFERENCE

**PATRICIA SPICER CARDEN**
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

4 3 3 5 7

# OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

9000.00- CA'IT.
23.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 29.90-
5202A10/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

433577

IDENTIFICATION REFERENCE

OCT 9 2 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 180719