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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF August L.S. 1988

Notary Public

MY COMMISSION EXPIRES 7-19-91
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Spencer-Northcutt Properties (NAME) | Owner (NAME) | MAP 128 |
| 640 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 70 |
| Nashville, TN 37209 (CITY) (STATE) (P O ZIP) | (CITY) (STATE) (ZIP) | 08D42360 |

FOR AND 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, Lena G. Hewitt and Larry Hewitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Spencer-Northcutt Properties, a Partnership composed of Larry C. Spencer and Donald R. Northcutt

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

LYING AND BEING in the 2nd Civil District of Davidson County, Tennessee, bounded and described as follows:

BEGINNING at an iron pin set in the westerly margin of Old Hickory Boulevard, said pin being the northeast corner of the property conveyed to R. Hutton Buchanan and wife, Carolyn Buchanan, by deed of record in Book 5353, page 270, of the Register's Office of Davidson County, Tennessee; thence North 85 degrees 38 minutes 09 seconds West 579.24 feet to an iron pin; thence, North 15 degrees 59 minutes 58 seconds East, 179.75 feet to an iron pin; thence North 85 degrees 59 minutes 58 seconds East, 360.74 feet to an iron pin in the westerly margin of Old Hickory Boulevard; thence, along the westerly margin of Old Hickory Boulevard along a curve to the left (I = 11 degrees 29 minutes 16 seconds, R = 1472.39 feet) a distance of 295.21 feet to the point of beginning, containing 2.18 acres, more or less.

Being part of the same property conveyed to J. M. Hewitt by deed from James R. Shrum and wife, Vera S. Shrum, of record in Book 4172, page 328, said Register's Office; the said J. M. Hewitt being deceased, leaving as his sole heirs at law the within named Grantors, to wit, Lena G. Hewitt, his wife, and Larry Hewitt, his son.

This conveyance is subject to a Sewer Easement, of record in Book 5304, page 585, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 407 Old Hickory Blvd., Nashville, TN 37209
(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 heir 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 our hand s this 26th day of August, 1988

Larry Hewitt

Lena G. Hewitt

Larry Hewitt

Lena G. Hewitt

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lena G. Hewitt and Larry Hewitt

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 1988.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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) (or proved to me on the basis of satisfactory evidence) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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**

~~Lena G. Hewitt~~
Larry Hewitt

**TO**

Spencer-Northcutt Properties

**RETURN TO:**

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

2304 08/30/88 0101 RECORDED 204.50

Aug 30 12 26 PM '88

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW

25 Century Blvd., Suite 202
Nashville, TN 37214

9 3 2 0 4

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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

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

| | |
|---|---|
| CAMT | 60000.00 |
| CON TX | 198.00 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 204.50 |
| CHECK | 204.50 |

08/30/88 01 12:28 0001 2304

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63204

IDENTIFICATION REFERENCE

AUG 30 12 27 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 128799