Lex 10

FORM NO. WD-1

BOOK 8530 PAGE 163

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF January, 1992

Notary Public

MY COMMISSION EXPIRES 3-23-96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Frank Michel et al (NAME)	A. D. Hewlett (NAME)	15W03770
3940 Apache Trail BB-7 (STREET ADDRESS OR ROUTE NUMBER)	5317 Anchorage Drive (STREET ADDRESS)	105-03-0-051.00
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37220 (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 and wife, Frances H. Hewlett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Michel and Torsten Murat, a Partnership

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 part of Lot No. 2 on the Plan of Phillip Mallory's Estates, as of record in Minute Book F, page 324, County Court Clerk's Office for said County, described according to a survey of Charles B. Moseley, Jr. dated August 9, 1982, as follows:

Beginning at a point on the westerly margin of Third Avenue South, formerly College Street, 206.6 feet south of the southerly margin of Cameron Street; thence S 27 deg. 00' E, along the westerly margin of Third Avenue South, 100.00 feet to a point; thence, leaving the margin of Third Avenue South, S 63 deg. 00' W 135.00 feet to an iron pin set in the easterly margin of an alley; thence with the easterly margin of said alley, N 27 deg 00' W 100.00 feet to an iron pin; thence, leaving the easterly margin of said alley; N 63 deg. 00' E. 135.00 feet to an iron pin in the westerly margin of Third Avenue South, being the point of beginning.

Being the same property conveyed to A. D. Hewlett by deed from Raymond L. Davis, Jr., Trustee for the Magnolia Group, a Partnership Composed of Robert A. Haneline and Raymond L. Davis, Jr., of record in Book 8455, page 246, said Register's Office.

This conveyance is made subject to matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 1039 3rd Avenue South (House Number) (Street), Nashville, TN 37210 (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 our hand s this 2nd day of January, 1992

A. D. Hewlett

Frances H. Hewlett

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

BOOK 8530 PAGE 164

Personally appeared before me, the undersigned, a Notary Public of said county, A. D. Hewlett and wife, Frances H. 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 2nd day of January, 1992

NOTARY PUBLIC

My commission expires:

5-23-95

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:

WARRANTY DEED

FROM

A. D. Hewlett and wife, Frances H. Hewlett

TO

Frank Michel and Torsten Murat, a Partnership

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

IDENTIFICATION REFERENCE

77295

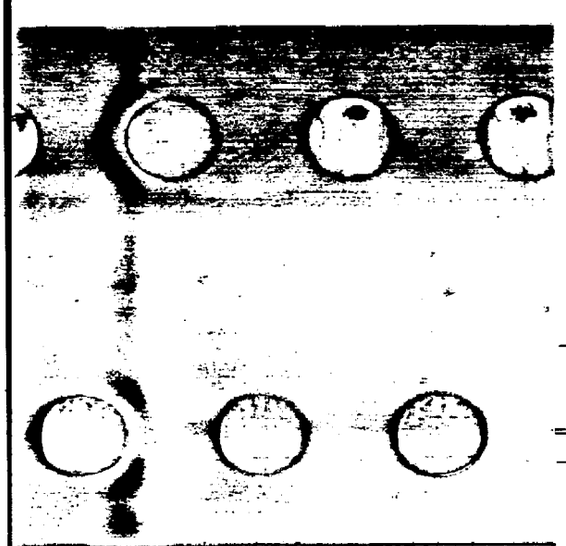
Jan 16 2 19 PM '92

7551 01/16 0101 03CHECK 765.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

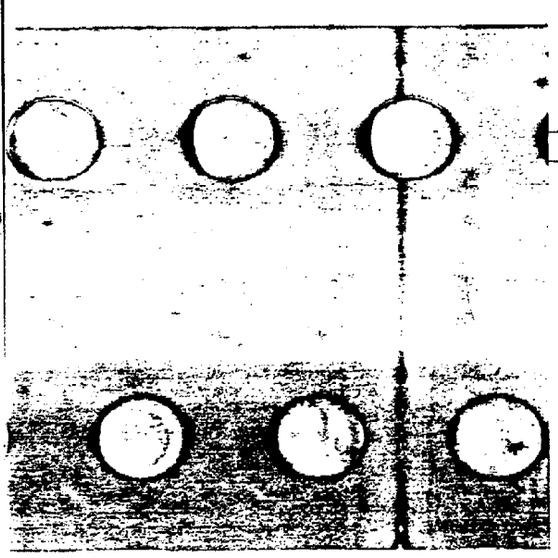
FOR _____

BOOK 8530 PAGE 165

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
				CAMT 205000.00
				CON TX 758.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 765.50
				CHECK 765.50
			01/16/92 01	14:18 0001 7551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.7.29 5

IDENTIFI REFERENCE

JAN 16 2 19 PM '92

FELIX Z. WILSON, II

No. 493952