Box 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

x _____ AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 2 DAY OF March 19 95

_____ NOTARY PUBLIC

My Commission expires: Sept 10 1995

THIS INSTRUMENT PREPARED BY
William L. Rosenberg, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
HENRY E. McCALL, TRUSTEE	BANK ONE MORTGAGE CORPORATION	131-14-48
(NAME)	(NAME)	
4301 Hillsboro Pike, Ste. 225	P. O. Box 7700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Indianapolis, IN 46277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES R. HEWGLEY, AN UNMARRIED PERSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

HENRY E. McCALL, TRUSTEE

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Seven Hills Subdivision, Section 2, First Addition, as of record in Book 2663, page 51, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES R. HEWGLEY, UNMARRIED, by deed from CHARLES L. HANKLA and wife, CAROL A. HANKLA, of record in Book 6882, age 545, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

95 MAR -3 PM 2:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 39271

unimproved ( )
This is improved (X) property, known as 4621 Villa Green Drive - Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 2nd day of March, 19 95.

_____

_____ JAMES R. HEWGLEY

_____ _____

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES R. HEWGLEY, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of March, 1995.

My Commission expires:
Sept. 16, 1995

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____

Notary Public

EXHIBIT "A"

1. Metro taxes for 1995, a lien, but not yet due and payable.

2. Deed of Trust executed by James R. Hewgley, unmarried, to Steven G. Waters, Trustee, of record in Book 6882, page 548, Register's Office for Davidson County, Tennessee.
Said Deed of Trust was assigned to American Fletcher Mortgage Company, Inc., of record in Book 6901, page 508, Register's Office for Davidson County, Tennessee.

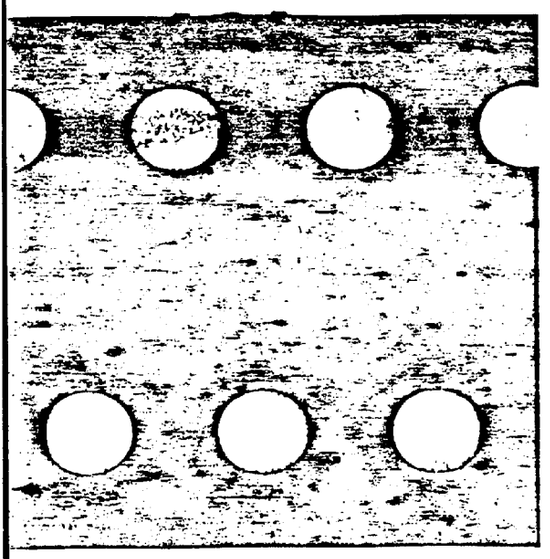
3. Matters shown on the Plan of record in Book 2663, page 51, said Register's Office.

4. Restrictive covenants of record in Book 2798, page 361, said Register's Office.

5. Residence Lease and Option to Purchase by and between Henry E. McCall, Trustee, as Lessor and James R. Hewgley, as Lessee, dated as of March 1, 1995.

6. The terms and provisons of the Trust pursuant to which Henry E. McCall is serving as Trustee.

7287 03/03 0101 03CHECK 553.20



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

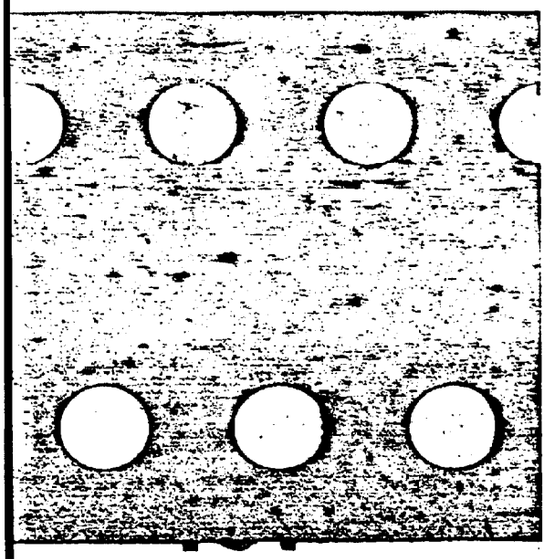
RECEIVED OF _____

FOR _____

BOOK 9610 PG 987

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
146000.00
CON TX 540.20
PRFEE 1.00
WDEED 12.00
TOTAL 553.20
CHECK 553.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39271
IDENTIF. & REFERENCE

95 MAR -3 PM 2:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

03/03/95 01 14:35 0001 7287

No. 886935