This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9660 PG 776

ADDRESS NEW OWNER:
A. D. Hewlett
5317 Anchorage Drive
Nashville, Tennessee 37220

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 119-05
PARCEL 191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Betty Ellen Boncser ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto A. D. Hewlett and wife, Frances H. Hewlett ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being Lot No. 45 on the map of Re-Subdivision of certain lots in Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.
>
> Said Lot No. 45 fronts 50 feet on the Northerly side of Lutie Street and runs back between parallel lines 175 feet, more or less, to an alley.
>
> Being the same property conveyed to Betty Townsend and Thaxton Vassor by deed from Edward W. Hill and Houston Ross, doing business as Hill & Ross Realty Company, of record in Book 2881, page 205, Register's Office for Davidson County, Tennessee. The said Thaxton Vassor having conveyed his interest in said property to Betty Townsend (now Boncser) of record in Book 4578, page 582, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Betty Ellen Boncser by deed from Joseph Boncser of record in Book 5756, page 776, Register's Office for Davidson County, Tennessee.
>
> Joseph Boncser joins in the execution of this instrument for the sole purpose of conveying his marital interest in the Property as spouse of Betty Ellen Boncser.

This is improved property known as 324 Lutie Street, Nashville, TN 37210.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 1ST day of May, 1995.

Betty Ellen Boncser
Betty Ellen Boncser

Joseph Boncser
Joseph Boncser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9660 PG 777

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty Ellen Boncser and husband, Joseph Boncser, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of May, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $30,100.00.

AFFIANT

Subscribed and sworn to before me this 1st day of May, 1995.

Notary Public

My Commission Expires: 9/16/95

56800

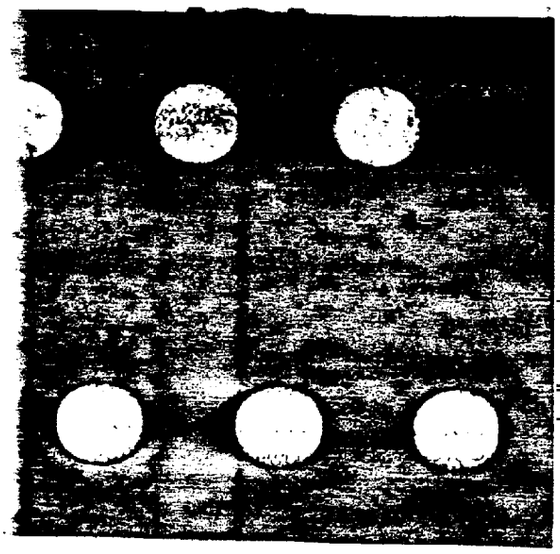
IDENTIF. & REFERENCE

95 MAY -2 AM 10:39

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5524 05/02 1101 03CHECK 120.37

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



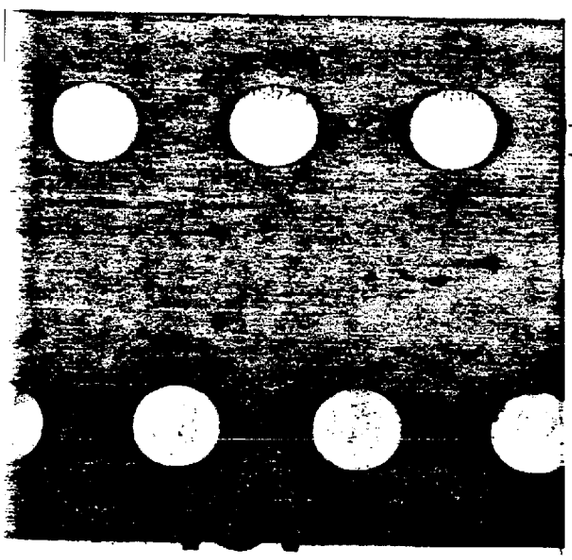
RECEIVED OF _____

FOR _____

BOOK 9660 PG 778

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 30100.00
CON TX 111.37
PRFEE 1.00
WDEED 8.00
TOTAL 120.37
CHECK 120.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/02/95 01 10:42 0001 6624

56800
IDENTIF. ↑ REFERENCE

95 MAY -2 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906047