PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
John F. Smith and Joe T. Goodfred 1014 Alice Avenue Nashville, TN 37218	Same	Map 70-13 Parcel 65

BOOK 10189 PG 131

WARRANTY DEED

For and in consideration of the sum of **TEN ($10.00) DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, I, **LENA HEWITT**, have bargained and sold, and by these presents do transfer and convey unto the said **JOHN F. SMITH AND JOE T. GOODFRED**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin in the southeasterly margin of Buena Vista Pike, said pin being located South 36 deg. 50 min. 49 sec. West, 194.93 feet from a concrete monument marking the P.C. of a return curve to Cliff Drive; thence now leaving said margin South 53 deg. 02 min. 56 sec. East, 163.71 feet to a set iron pin in the westerly line of Floyd C. Yarbrough in (DB 4389, PG 518 RODCT); thence South 36 deg. 58 min. 17 sec. West, 120.00 feet to a set iron pin in the northeasterly line of Joe F. Goodfred in (DB 5584, PG 424 RODCT); thence with said Goodfred North 53 deg. 02 min. 56 sec. West 163.45 feet to a set iron pin in the southeasterly margin of Buena Vista Pike; thence with said margin North 36 deg. 50 min. 49 sec. East, 120.00 feet to the point of beginning, containing 19,629 square feet, more or less, according to survey of Tommy E. Walker, RLS No. 1465, dated January 18, 1996.

Being the same property conveyed to J.M. Hewitt and wife, Lena Hewitt, by deed of record at Book 1391, Page 281, Register's Office for Davidson County, Tennessee. The said J.M. Hewitt is now deceased, leaving Lena Hewitt as the sole surviving tenant by the entirety.

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.

Whenever 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 September, 1996.

Lena Hewitt

LENA HEWITT

STATE OF TENNESSEE

BOOK 10189 PG 132

COUNTY OF CHEATHAM

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

Witness my hand and official seal at Ashland City, Tennessee, this the 2nd day of September, 1996.

Kitty M. Creel

NOTARY PUBLIC

My Commission Expires: 7/12/97

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

James D Smith

AFFIANT

Sworn to and subscribed before me this the 2nd day of September, 1996.

Kitty M. Creel

NOTARY PUBLIC

My Commission Expires: 7/12/97

7666 09/12 0101 03CHECK 194.00

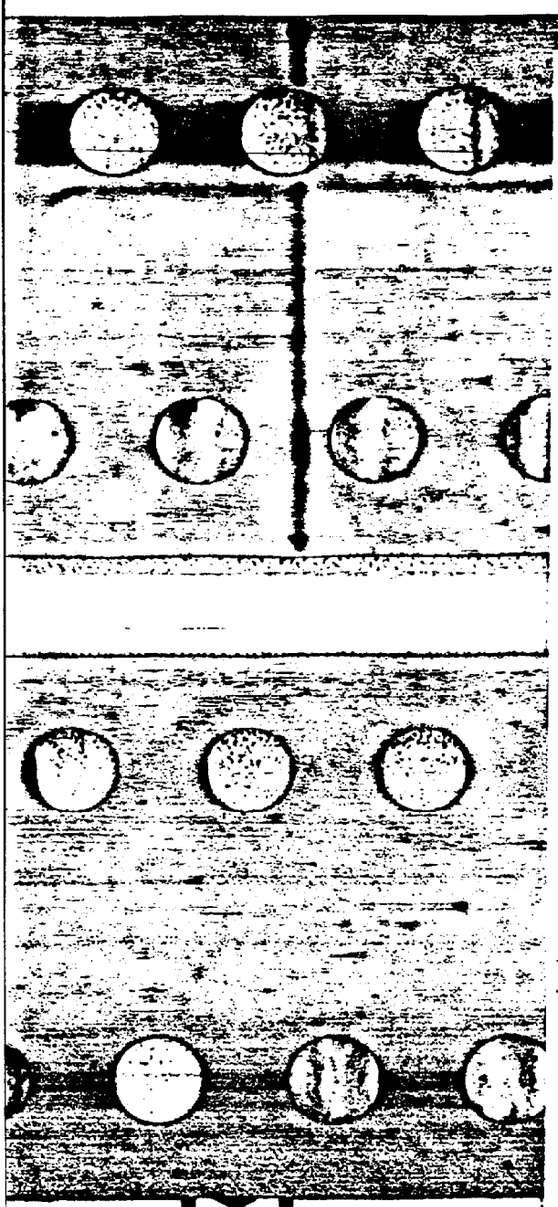
022495

IDENTIF. ↑ REFERENCE

96 SEP 12 AM 11:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 10189 PG 133

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			09/12/96 01	11:47 0001 7666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224495
IDENTIF. ↑ REFERENCE

96 SEP 12 AM 11:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1030122