PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38389
Dav. Co. File: Box 8

97 FEB -3 AM 10:16
KELLY J. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0269263

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Philip A. Rector Jennifer A. Rector 3125 Stafford Drive Nashville, Tennessee 37214	Guaranty Trust Company 726 S. Church St. Murfreesboro, TN 37133-1218

TAX MAP-PARCEL NUMBERS: 85-7-39

BOOK 10336 PG 596

WARRANTY DEED

2247 02/03 0101 03CHECK 360.80

FOR AND IN CONSIDERATION of the sum of **$ 94000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly Ann Hewitt, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Philip A. Rector and spouse, Jennifer A. Rector,** hereinafter called the **Grantee,** Grantee's 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. 195 on the Plan of Stanford Country Club Estates, Section IV of record in Book 2900, Pages 83 & 84, Register's Office for said County.

SAID Lot No. 195 fronts 86.87 feet on the broken northeasterly margin of Stafford Drive and extends back 242 feet on the northwesterly line and 235.13 feet on the southeasterly line to a dead line in the rear, measuring 117.67 feet thereon.

BEING the same property conveyed to Steven W. Hewitt and wife, Kimberly A. Hewitt by deed from William J. Vaughn and wife, Jeanne R. Vaughn. Steven W. Hewitt and Kimberly Ann Hewitt have since divorced (see Circuit Court document #93D-3679, Davidson County Tennessee). Steven W. Hewitt subsequently conveyed all of his interest in subject property to Kimberly Ann Hewitt by Quitclaim Deed of record in Book 9586, Page 443, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 3066 Page 219 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Kimberly Ann Hewitt by Margaret R. Hostettler as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3125 Stafford Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1997.

Kimberly Ann Hewitt

Kimberly Ann Hewitt, By: Margaret R. Hostettler, Atty-In-Fact

BOOK 10336 PG 597

State of Tennessee
County of Davidson

On this 31st day of January, 1997, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 94000.00

Affiant

Sworn and subscribed before me on the 31st day of January, 1997.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

BOOK 10336 PG 598

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret R. Hostettler**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kimberly Ann Hewitt**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Kimberly Ann Hewitt

TO: Philip A. Rector and Jennifer A. Rector

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Margaret R. Hostettler

Margaret R. Hostettler, Affiant

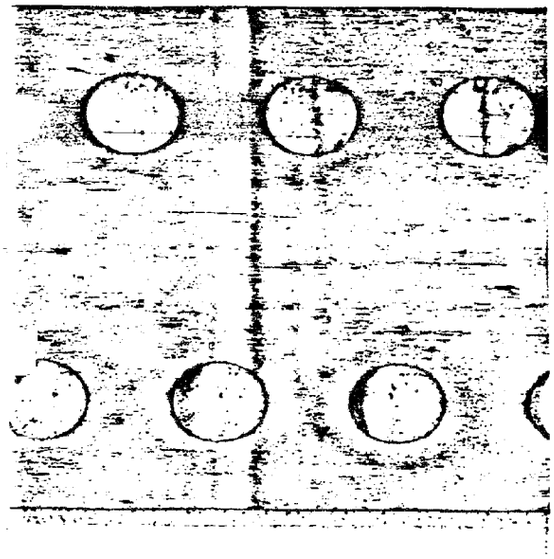
Sworn to and subscribed before me this

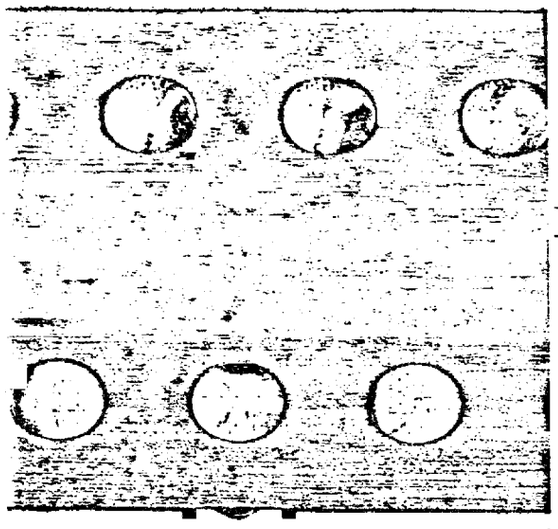
31st day of January, 1997.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires:_____





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10336 PG 599

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	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	12.00
TOTAL	360.80
CHECK	360.80

02/03/97 01 10:17 0001 2247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269263
IDENTIF. & REFERENCE

97 FEB -3 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112771