REC
OFF

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **June, 1997** between THOMAS E. STEWART, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, GRANTOR, and ANNA M. HEWITT, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS E. STEWART, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto ANNA M. HEWITT, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 716 MAY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR does covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves/itself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

THOMAS E. STEWART, TRUSTEE
Signature of Seller

97 JUN 24 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0319205
IDENTIF. & REFERENCE

6764 06/24 0101 03CHECK 264.60

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS E. STEWART, TRUSTEE WITH FULL POWER, TRUSTEE, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 1997.

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

ANNA M. HEWITT
716 MAY DRIVE
MADISON, TN 37115

Property Address:

716 MAY DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

COLLATERAL MORTGAGE, LTD.,
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

Map & Parcel #: MAP 043-02, PARCEL 115

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$68,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of June, 1997.

Notary Public

My Commission Expires: 5/28/2000

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EXHIBIT 'A'

TRACT NO. 1: Land in Davidson County, Tennessee and being a portion of RESERVED PARCEL B on the plan of Farview, Section 3 of record in Plat Book 3700, page 113, R.O.D.C. TN, described as follows:

Beginning at an iron pin at the easternmost common corner of Lots 93 and 94 of Farview, Section 3, thence with the easterly line of Lot 94 N 21 degrees 31' 00" W 72.91 feet to an iron pin at the easternmost common corner of Lots 94 and 95; thence leaving said Lots N 68 degrees 26' 575" E 140.93 feet to an iron pin; thence S 17 degrees 20' 02" E 73.11 feet to an iron pin; thence S 68 degrees 26' 57" W 135.60 feet to the point of beginning, containing 0.23 acres more or less.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 94 on the Map of Farview, Section III, as of record in Book 3700, page 113, Register's Office for said County.

Said Lot NO. 94 fronts 73 feet on the easterly side of May Drive, and extends back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, by Deed from CYNTHIA MAY HUNTER AND ROY JAMES HUTCHISON, of record in Book 10339, page 429, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

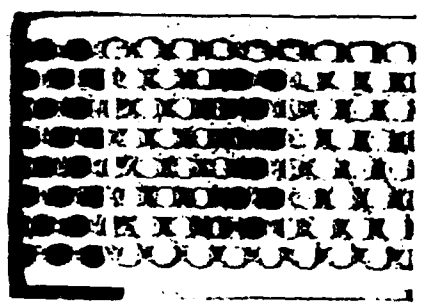
1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 043-02, PARCEL 115).

2. All matters as set forth on the Plan of record in Plat Book 3700, page 13, said Register's Office, which plan shows a 30-foot minimum building setback line from May Drive; a 10-foot public utility easement along the eastern lot line and a TVA right-of-way which extends about 40 feet into the property along the lot.

3. Restrictive Covenants recorded in Deed Book 4114, page 452, and Book 4185, page 234, Register's Office for DAVIDSON County, Tennessee.

REC

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

RECEIVED OF _____

FOR _____

BOOK 10503 PG 830

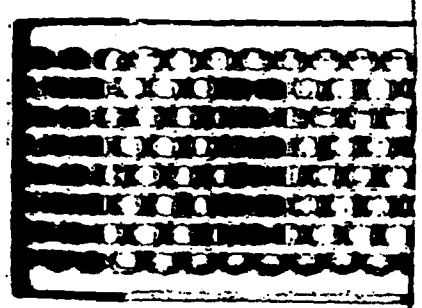
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00
CON TX 251.60
PRFEE 1.00
MDEED 12.00
TOTAL 264.60
CHECK 264.60

06/24/97 01 14:26 0001 6764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0319205
IDENTIF. ↑ REFERENCE

'97 JUN 24 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166592