This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

Box 60

BOOK 10519 PG 239

ADDRESS NEW OWNER:
Abigail C. Hewlett
304 Wheeler Ave.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
A. D. Hewlett

MAP **133-6**
GROUP
PARCEL **66**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alton Wallace Goodwin, Sr., married, and Frank L. Goodwin, married** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Abigail C. Hewlett, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 1 & 2, of the Map of D.M.Mincy's Addition to Flat Rock Subdivision, of record in Plat Book 547, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to A. F. Goodwin and wife Martha Louise Goodwin by deed from Arthur E. Courtenay and wife Essie H. Courtenay of record in Book 1677, page 57, Register's Office for Davidson County, Tennessee.; A. F. Goodwin predeceased Martha Louise Goodwin who is now also deceased. Title is now devised in Alton Wallace Goodwin, Sr. and Frank L. Goodwin under the Last Will & Testament of Martha Louise Goodwin of record in Will Book 214, page 217, Probate Clerk's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 304 Wheeler Ave., Nashville, Tennessee 37211.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JUDITH G. GOODWIN, wife of Alton Wallace Goodwin, and MARGARET C. GOODWIN, wife of Frank L. Goodwin, join in this conveyance for the purpose of transferring any right, title or interest they may have in subject property, marital or otherwise.

WITNESS our hands this the 27th day of June, 1997.

Alton Wallace Goodwin, Sr.

Judith G. Goodwin

Frank L. Goodwin

Margaret C. Goodwin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alton Wallace Goodwin, Sr. Judith G. Goodwin and Frank L. Goodwin and Margaret C. Goodwin**, 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 this 27th day of June, 1997.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $82,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of June, 1997.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

0323318
IDENTIFICATION REFERENCE

97 JUL -7 AM 8:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

1174 07/07 0101 03CHECK 315.73

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

RECEIVED OF _____

FOR _____

BOOK 10519 PG 241

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 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 8.00
TOTAL 315.73
CHECK 315.73

07/07/97 01 08:52 0001 1174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0323318
IDENTIFICATION REFERENCE

97 JUL -7 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1170739