This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Send Tax Bills to :
Heinz & Nina Fay Tews
3250 Freeman Hollow Road
Goodlettsville, TN 37072
(address)

Map: 11
Group:
Parcel: 74

BOOK 10987 PG 962

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Wilma Jean Hasting, have bargained and sold and by these presents do hereby transfer and convey unto, Heinz Tews and wife, Nina Fay Tews, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, consisting of 10 acres more or less, minus 1.98 acres, on the east side of Freeman Hollow Road, and described as follows:

Beginning at a point on the east side of Freeman Hollow Road, near the Knox property; thence North along the easterly margin of Freeman Hollow Road 32 degrees 29' West along said East side of Freeman Hollow Road, 536.73 feet to a point of the said road; thence South 76 degrees 12' West 235.61 feet to a point; thence South 71 degrees 20' West 390.42 feet to a point; thence South 22 degrees 39' East 679.62 feet to a point in the boundary line to the Bennett property; thence along the southerly line of the Bennett property and the Knox property North 67 degrees 21' East 685 feet (said line being along a fence) to a point; thence North 4 degrees 22' West, 92.08 feet to the point of beginning on Freeman Hollow Road.

Included in the above description BUT SPECIFICALLY EXCLUDED from this conveyance is a certain tract or parcel of land containing 1.98 acres, more or less, described as follows, to-wit:

A certain tract or parcel of land in the 2nd Civil District of Davidson county, Tennessee described according to a survey by L. Steven Bridges, Jr., Registered Land Surveyor, No. 1740, dated April 11, 1997, and revised April 25, 1997, as follows:

Beginning at an iron pin in the easterly margin of Freeman Hollow Road, a corner to the property conveyed to Leon Martin and wife, Janelle Marlin, of record in Deed Book 4760, Page 260, Register's Office for Davidson County, Tennessee (Map 11, Parcel 99); thence with said margin of said road on a curve having a radius of 979.93 feet, a tangent of 53.49 feet, a chord of 106.82 feet, a delta angle of 6 deg. 14 min. 56 sec. and a length of 106.88 feet to an iron pin; thence, leaving Freeman Hollow Road North 76 deg. 12 min. 00 sec. East 281.03 feet to an iron pin; thence North 6 deg. 02 min. 18 sec. West 76.37 feet to an iron pin; thence North 79 deg. 08 min. 21 sec. East 359.20 feet to an iron pin in a fence line; thence continuing with said fence line South 22 deg. 39 min. 00 sec. East 130.00 feet to an iron pin; thence, with the fence line marking the common boundary line with Martin South 71 deg. 21 min. 22 sec. West 267.91 feet to an iron pin; thence continuing with the said existing fence line South 72 deg. 04 min. 38 sec. West 144.38 feet to a point; thence continuing with said fence line South 76 deg. 12 min. 00 sec. West 235.61 feet to the point of beginning and containing 1.98 acres, more or less.

Being the same property conveyed to Wilma Jean Hasting by Quitclaim Deed from Joe H. Dixon of record in Book 10954, Page 76, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Heinz Tews and wife, Nina Fay Tews, their heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Heinz Tews and wife, Nina Fay Tews, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Heinz Tews and wife, Nina Tews, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 9th day of June, 1998.

Wilma Jean Hasting

Wilma Jean Hasting

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4404 06/23 0101 03CHECK 138.87

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Wilma Jean Hasting, 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 foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 16th day of , 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:

January 20, 1999

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$35,100.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wilma Jean Hasting

AFFIANT

Subscribed and sworn to before me this the 16th day of June, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES :

January 20, 1999

PICK-UP

98 JUN 23 AM 10:55

0453886

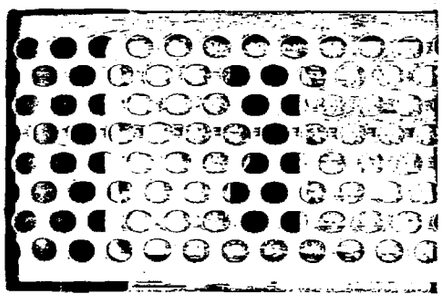
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10987 PG 964

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 35100.00
CON TX 129.87
PRFEE 1.00
WDEED 8.00
TOTAL 138.87
CHECK 138.87

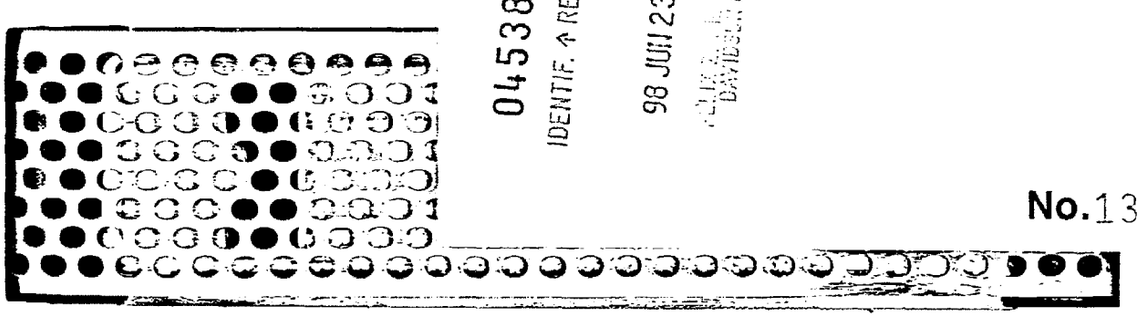
06/23/98 01 10:55 0001 4404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453886
IDENTIF. # REFERENCE

98 JUN 23 AM 10:55

DAVIDSON COUNTY, TN



No.1310223