(1) 18B

BOOK 11210 PAGE 298

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 **13th** day of **November, 1998** between WALTER S. BEARD, A WIDOWER, UNMARRIED, GRANTOR, and THOMAS C. HEWITT, JR., 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, WALTER S. BEARD, A WIDOWER, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto THOMAS C. HEWITT, JR., 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 all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 2706 MAILAN DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR 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 themselves, 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.

BY: Walter S Beard
WALTER S. BEARD Signature of Seller

0514196
IDENTIF. ↑ REFERENCE

98 NOV 18 PM 1:38
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8761 11/18 0101 03CHECK

283.25

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER S. BEARD, A WIDOWER, UNMARRIED, the within named 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, at office, this **13th** day of November, 1998.

Denise C. Allen
Notary Public

My Commission Expires: 5/28/2002

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

THOMAS C. HEWITT, JR., UNMARRIED
2706 MAILAN DRIVE
NASHVILLE, TN 37206

Property Address:

2706 MAILAN DRIVE
NASHVILLE, TN 37206

Person Responsible for Taxes:
Meritech Mortgage Services, Inc.
P.O. Box 121639
Fort Worth, TX 76121

Map & Parcel #: MAP 073-13-0, PARCEL 114.00

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 **$72,500.00** 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.

Thomas C. Hewitt, Jr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **November, 1998.**

Denise C. Allen
Notary Public

My Commission Expires: 5/28/2002

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being lot No. 34 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's office for said County.

Said lot 34 fronts 51 feet on the westerly side of Mailan Drive, and runs back 171.3 feet on the northerly line and 192.4 feet on the southerly line, to a dead line, which is a broken line, measuring 114 feet thereon.

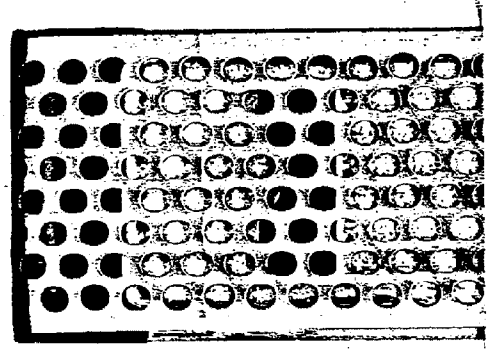
BEING the same property conveyed to WALTER S. BEARD AND WIFE, BESSIE M. BEARD, by Deed from HARRIS H. AND LORAINE B. HOOPER, of record in Deed Book 4211, page 802, Register's Office for DAVIDSON County, Tennessee. The said Bessie M. Beard having since died, the property vests by operation of law in her surviving spouse, Walter S. Beard, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, a lien, not yet due and payable (MAP 073-13-0, PARCEL 114.00).

2. All matters as set forth on the Plan of record in Plat Book 1835, page 90, said Register's Office, which plan includes a 60-foot minimum building setback line from Mailan Drive and a 10-foot public utility and drainage easement along the back lot line.

3. DEED OF TRUST from HARRIS A. HOOPER AND WIFE, LORAINE B. HOOPER, to FERRISS G. BAILEY, Trustee, of record in Book 2759, page 555, said Register's Office, to secure to MURPHEE MORTGAGE COMPANY, the payment of one note dated MARCH 24, 1958, in the original principal amount of $10,100.00, due and payable as set forth therein; HOWEVER, the Company will insure the insured against any loss or damage which may arise as a result of the said Deed of Trust not having been released of record.



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

BOOK 11210 PAGE 301

RECEIVED OF _____

FOR _____

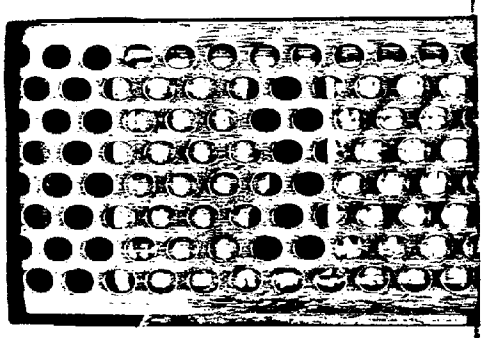
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	72500.00
CON TX	268.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	283.25
CHECK	283.25

11/18/98 01 13:39 0001 8761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05/4/96
IDENTIF. ▲ REFERENCE

98 NOV 18 PM 1:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373830