WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11236 PAGE 62

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan S. Finchum	First Union Mortgage	17-327
(NAME)	(NAME)	
2271 Luster Road	1100 Corporate Center Drive	10D 52066
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Raleigh, NC 27607-5066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jan Allison Pewitt and husband, Tim Pewitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan S. Finchum and wife, Robin D. Finchum

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 3 on the unrecorded survey of the Redding Subdivision, dated March 1990, by David A. Demerick, Registered Land Surveyor, No. 1219, as follows:

BEGINNING at an iron pin in the westerly margin of Luster Road, a corner to Jerry Finley, et ux, (said point being North 55 degrees 00 minutes 04 seconds East 95.76 feet to a point; thence, on a curve having a delta angle of 47 degrees 24 minutes 09 seconds, a radius of 506.36 feet, a tangent of 222.3 feet and a length of 421.7 feet to a point; thence, North 7 degrees 35 minutes 55 seconds East 141.93 feet to an iron pin marking the corner of the Logan property of record in Book 4533, page 555, Register's Office for Davidson County, Tennessee); thence with said margin of said Road on a curve having a chord of South 48 degrees 01 minutes 50 seconds West 280.93 feet to an iron pin, a corner to Tract No. 4; thence, leaving said road North 70 degrees 08 minutes 48 seconds West 1,011.12 feet to a point in the line of Harris of record in Book 6134, page 711, said Register's Office; thence, with the line of Harris North 32 degrees 35 minutes 52 seconds East 183.0 feet to an iron pin; thence, with the line of Finley South 73 degrees 43 minutes 51 seconds East 1,105.56 feet to the point of beginning and containing 5.07 acres, more or less.

Being the same property conveyed to Jan Allison Stokes (a/k/a Jan Allison Lewis) by deeds of record in Book 8106, page 567 and Book 8150, page 170, Register's Office, Davidson County, Tennessee. Further conveyed by Final Decree of Divorce of record in Book 9598, page 522, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2271 Luster Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 1st day of December 19 98

Jan Allison Pewitt

Tim Pewitt

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11236 PAGE 622

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jan Allison Pewitt and husband, Tim Pewitt

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 1st day of December, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires _____ Notary Public

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0520705

IDENTIF. ↑ REFERENCE

98 DEC -4 AM 9:20

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

The legal description contained herein is the same as in the previous deed of record.

Jan Allison Stokes, Jan Allison Lewis, Jan Alison Lewis and Jan Allison Pewitt being one and the same person.

Tim Pewitt herein joins to convey any and all right and interest he may have; especially his marital rights.

5645 12/04 0101 03CHECK 625.13

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11236 PAGE 624

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	
				164900.00
			CON TX	610.13
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	625.13
			CHECK	625.13
12/04/98	01		09:21 0001	5645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520705
IDENTIF. ↑ REFERENCE

98 DEC -4 AM 9:20

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1380652