This Instrument Prepared By:

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John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Cathy S. Hewitt
31 Fairway Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Shirley A. Hewitt
2609 Davidwood Court
Nashville, TN 37214

MAP **84**
GROUP **5**
PARCEL **17**

WARRANTY DEED

6471 01/25 0101 03CHECK 345.00

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 of which is hereby acknowledged, **Shirley A. Hewitt, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Cathy S. Hewitt, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the unrecorded plan of Nicholhurst, described as follows:

Said Lot No. 22, which is a corner Lot, fronts 102.3 feet on the easterly margin of Fairway Drive and fronts 183.0 feet on the northerly margin of Selma Avenue and extends back 100 feet on the easterly line and 163.1 feet on the northerly line to a point of intersection.

Being the same property conveyed to James A. Hewitt and wife, Shirley A. Hewitt, by deed from James J. Hewitt, Jr. and wife, Michelle Hewitt dated January 7, 1991, of record in Book 8272, page 952, Register's Office for Davidson County, Tennessee. James A. Hewitt has since died.

This is improved property known as 31 Fairway Drive, Nashville, Tennessee 37214.

RECEIVED
JAN 25 AM 9:58
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

99 0540238

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1999, a lien not yet due and payable. Map 84, Group 5, Parcel 17. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

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,

Grantor does covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of January, 1999.

Shirley A. Hewitt

Shirley A. Hewitt

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Shirley A. Hewitt, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of January, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of January, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0540238

IDENTIFICATION REFERENCE

99 JAN 25 AM 9:58

PAT GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
MIFEE	12.00
CFEE	2.00
TOTAL	348.00
CHECK	348.00

01/25/99 01 09:56 0001 6471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415887