STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Samuthia W. Hendricks
Affiant

Subscribed and sworn to before me on this 31st day of March, 1999.

Jacqueline Ann Nugent
Notary Public

My commission expires: March 25, 2000

This instrument was prepared by:

Julian W. Blackshear, Jr.
208 Third Avenue North
Nashville, Tennessee 37201

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Cynthia Kinnard, et al	SAME	092-8-350 (Tract I)
1411 &1413 Hynes Street	1501 Sweetbriar Ave.	092-8-349 (Tract II)
Nashville, Tennessee 37218	Nashville, Tennessee 37212	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Earline Hudson, Executor of the Estate of Mollye K. Bradford, with full power and authority to sell the following described property pursuant to Last Will of record in Will Book 222 page 343 The Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cynthia H. Kinnard, Stephen C. Hewlett, Jr., Irene F. Hewlett, and Jesse W. Hewlett, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT I: Being the easterly 30 feet of Lot No.55 and the westerly 10 feet of Lot No. 56 on the plan of Hynes' Addition to Nashville, as of record in Minute Book "B", page 85, and plan Book 1, page 21, Chancery Court at Nashville. Said parts of Lots Nos. 55 and 56 front together 40 feet on the southerly side of Hynes Street and run babk between parallel lines 130 feet, more or less, to an alley.

Being the same property conveyed to M.K. Brandford by deed from Alleair Burke, testamentary heir of William Jackson, of record in Book 6295, page 294, Register's Office of Davidson County, Tennessee, and Will Book 222, page 343, Seventh Circuit Court, Probate Division for said County; the said M.K. Bradford and Mollye K. Bradford being one and the same person.

TRACT II: Being part of Lot No. 55 on the Plan of Hynes' Addition to Nashville, as of record in Minute Book "B" page 85 and plan Book No. 1, page 21, Chancery Court of Davidson County, Tennessee, described as follows:

Beginning at a point on the southern margin of Hynes Street, 43 feet 4 inches eastwardly from the eastern margin of Fifteenth Avenue North, formerly Stonewell or West Carroll Street, being the northeast cornerof a part of said lot sold to C.R. Ensley by C.P, Ensley, see Deed Book No. 74, page 263, Register's Office of Davidson County, and running eastwardly with Hynes Street 40 feet to the northwest corner of a part of said lot sold by C.P. Ensley to Elizabeth F. Kennedy, registered in Book 74, page 262, Register's Office

of Davidson County; thence southwardly with Kennedy's west line 130 feet more or less to a 10 foot alley; thence westwardly with said alley 40 feet, to the southeast corner of said C.R. Ensley's part of said lot; thence northwardly with said C.R. Ensley's east line 130 feet, more or less, to the beginning.

Being the same property conveyed to Jennie Johnson, a widow, for and during the period of her natural life, with remainder at her death to her daughter Annie Mai Johnson (a widow) by deed from John B. Patton and wife, Madeline Patton, of record in Book 834, page 258, said Register's Office. The said Jennie Johnson having predeceased Annie Mai Johnson who has since died leaving the above described property to her one and only child, Mollye K. Bradford, evidenced by Affidavit of Heirship, of record in Book 11414,page 111, Register's Office of Davidson County, Tennessee

This conveyance is made subject to:
1. 1999 taxes, which have been prorated and assumed by Grantee.
2. Matters shown on the Plan of record in Minute Book "B", Page 85, and plan Book 1, page 21, Chancery Court for said County at Nashville.
This is unimproved property known as 1411 Hynes Street (Tract I) and 1413 Hynes Street (Tract II)..

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor has full power and authority to sell and convey said land in fee simple, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself , her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of Mar, 1999.

Earline N Hudson
EARLINE HUDSON, EXECUTOR
OF THE ESTATE OF MOLLYE K. BRADFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned notary public in and for said County and State the within Earline Hudson, Executor of the Estate of mollye K. Bradfor, deceased, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 31st day of March 1999.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 3/25/2000

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

05692215
RELEASED FOR RECORDING REFERENCE
99 APR -5 AM 11:11
REGISTER
DAVIDSON COUNTY, TN

05-152 RECORDED BY: DAVID CHEEK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11414 PG. 115

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

0569215

99 APR -5 AM 11:10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446179