B-4

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,500.00**

Anubha H Sinha
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF JUNE, 1999.**

Dorothy K Parker
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anubha H. Sinha	**Tucker Federal Bank d/b/a Prime Lending**	**096-14-0 228.00**
(NAME) **3051 Boulder Park Drive**	(NAME) **P.O. Box 211788**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Augusta, GA 30917-1788**	
(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, Dewey E. Hewitt and Gaiel L. Hewitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANUBHA H. SINHA, 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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Hickory Bend Section 3 of record in Plat Book 3600, Page 42, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 44 fronts 75.0 feet on the southerly margin of Boulder Park Drive and extends back 174.1 feet on the westerly line and 163.8 feet on the easterly line to a dead line in the rear, measuring 75.77 feet thereon.

Being the same property conveyed to Dewey E. Hewitt and Gaiel L. Hewitt by deed of record in Book 8012, Page 284, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3051 Boulder Park Drive, Nashville, TN 37214**
(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.

0602755
REGISTER'S REFERENCE
99 JUN 22 PM 2:19
REGISTER
DAVIDSON CO. TN.
2888 06/22/99 0101 03CHECK 375.45

Witness **my/our hand(s)** this **4th day of June, 1999**.

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Dewey E. Hewitt

Gaiel L. Hewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Dewey E. Hewitt and Gaiel L. Hewitt the bargainors, 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 Nashville, Tennessee, this 4th day of June, 1999.

Commission expires: 2-18-01

Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TEN.

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

0602755

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:20

CAMT	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	375.45
CHECK	375.45

06/22/99 01 14:24 0001 2898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481442