This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
James E. Spencer, III et ux
5317 Anchorage Dr.
Nashville, Tennessee 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:
Frances H. Hewlett
5436 Edmondson Pike, #50
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 06/08/01 18:51 2pgs
Fees:11.00 Taxes:573.50
20010608-0060922

MAP **160-3**
GROUP
PARCEL **74.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Frances H. Hewlett, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **James E. Spencer, III and wife, Abigail H. Spencer**, 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. 302 of Haileywood Estates, Section 8A, of record in Plat Book 2854, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Frances H. Hewlett, married by Quitclaim Deed from A.D. Hewlett and wife, Frances H. Hewlett of record in Book 10267, page 944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 5317 Anchorage Dr., Nashville, Tennessee 37220.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*A.D. Hewlett, spouse of Frances H. Hewlett, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 10th day of May, 2001.

Frances H. Hewlett

Frances H. Hewlett

A. D. Hewlett

A. D. Hewlett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frances H. Hewlett and A.D. Hewlett**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of May, 2001.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

James E. Spence Jr.

AFFIANT

Subscribed and sworn to before me on this 10th day of May, 2001.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004