Davidson County DEEDWARR
Recvd: 06/17/02 08:39 3pgs
Fees:18.00 Taxes:366.30
20020617-0072824

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020132

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

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Troy Fontechia** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Mary Lynn Hewlett** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 10th day of June, 2002.

Troy Fontechia

Jackie Fontechia

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Troy Fontechia** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 10th day of June, 2002

Holly Leigh Grant
Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $99,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of June, 2002.

Notary Public

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

MAP AND PARCEL NUMBERS: 172-09-0-A 65.00C0

ADDRESS NEW OWNER:
~~9484 Old Smyrna Road~~ 5544 Hill Rd.
Brentwood, TN 37027

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 65 of Plan of Banbury Crossing Subdivision, Section Two, of record in Plat Book 9700, page 605 - 609, 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 Troy Fontechia by deed from Jones Land Company, LLC, a Tennessee Limited Liability Company, of record in Book 11453, page 217, said Register's Office.