Davidson County DEEDWARR
Recvd: 10/07/02 12:41 2pgs
Fees:13.00 Taxes:2404.63
20021007-0121925

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19408
BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $649,900.00.

Steve B. Hewett
Affiant

Subscribed and sworn to before me, this 26th day of SEPTEMBER, 2002.

Mary Estelle Crumpler
Notary Public

My Commission Expires: 10-26-05

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PATRICK HOWARD MOULTON 3417 Valley Brook Road Nashville, Tennessee 37215	SunTrust Mortgage P.O. Box 79041 Baltimore, MD 21279-0041	MAP 117-9 PAR 52 FB 7DA36145

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEVE B. HEWETT, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PATRICK HOWARD MOULTON, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3417 VALLEY BROOK ROAD, NASHVILLE, TENNESSEE 37215.

Elizabeth D. Hewett, spouse of Steve B. Hewett, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Steve B. Hewett.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of SEPTEMBER, 2002.

Steve B. Hewett
STEVE B. HEWETT

Elizabeth D. Hewett
ELIZABETH D. HEWETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEVE B. HEWETT AND ELIZABETH D. HEWETT, 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, at office, this 26th day of SEPTEMBER, 2002.

My Commission Expires: 10-26-05

Mary Estelle Crumpler
Notary Public

Land in Davidson County, Tennessee, being two tracts described as follows:

TRACT I:

Being the southeast part of Lot No. 4 of Block No. 8 on the plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described according to a copy of a survey made May 24, 1938, by Z. J. Wilkinson, Surveyor, as follow:

Beginning at a point in the northwesterly margin of Valley Brook Road, the common corner of Lots Nos. 3 and 4; thence with the line between said lots, north 52 deg. West 170 feet to a stake; thence south 41 deg. 30 min. west 195 feet to a stake in the line between Lots Nos. 4 and 5; thence with the line between said lots, south 59 deg. 30 min. east 195 feet to the northwest corner of Valley Brook Road; thence with the margin of the same, northeasterly 171.1 feet to the point of beginning.

TRACT II:

Being part of Lot No. 4 of Block 8 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described as follow:

Beginning on the southeasterly margin of Woodmont Circle at the corner of Lots Nos. 3 and 4; thence southwardly 200 feet, more or less, to the common corner of Lots Nos. 4, 5 and 12; thence north 41 deg. 30 min. east 195 feet to the line between Lots Nos. 3 and 4; thence with the line between said two lots, north 52 deg. west 157.7 feet to the beginning.

Being the same property conveyed to Steve B. Hewett, unmarried, by deed from Elena Quertermous and spouse, Tom Quertermous of record in Book 10590, page 128, said Register's Office.

EXHIBIT "A"