Davidson County DEEDWARR
Recvd: 11/14/02 08:52 2pgs
Fees:13.00 Taxes:240.50

20021114-0140969

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No. 22L-110579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Dorothy P. Ewin
Affiant

Sworn to and subscribed before me on this the 8th day of November, 2002.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 2005

MORTGAGEE:

Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. William H. Ewin	Owner	86-0-110
1125 Tulip Grove Rd		
Hermitage, Tenn 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **BESSIE EWIN, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **WILLIAM H. EWIN and wife, DOROTHY P. EWIN**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 8, as shown on a recorded Plat entitled "Isabelle Ewin Property" recorded in Minute Book 4, Pages 502 - 503, The Chancery Court of Davidson County, TN, and being Tract No. 4 of the Bessie Ewin Property recorded in Deed Book 5739, Page 366, said Registers' Office and described as follows:

BEGINNING at a point on the Easterly margin of Tulip Grove Road, said point being the Northwest corner of the David Ewin Property as recorded in Deed Book 11697, Page 317 and being the Southwest corner of the property herein-described; thence along the Easterly margin of Tulip Grove Road North 2 deg. 30 min. 08 sec. East a distance of 255.85 feet to a point; thence leaving Tulip Grove Road South 74 deg. 14 min. 09 sec. East a distance of 981.76 feet to a point in fence line; thence along fence line South 5 deg. 12 min. 38 sec. West a distance of 257.64 feet to a point; thence North 73 deg. 59 min. 05 sec. West a distance of 970.27 feet to the point of beginning and containing 5.625 acres, more or less.

BEING a portion of the property conveyed to BESSIE EWIN by Quitclaim Deed dated April 27, 1981, from CHARLES P. EWIN and recorded in Book 5739, Page 366, Register's Office for Davidson County, TN.

This is unimproved property known as 1125 Tulip Grove Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS (my/our) hand(s) this the 8th day of November, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bessie Ewin
BESSIE EWIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BESSIE EWIN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 8th day of November, 2002.

Curtis M Lucas
NOTARY PUBLIC

My Commission Expires: 6-2-05