PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: SK Title No: 44138

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/31/02 10:14 3pgs
Fees:18.00 Taxes:1202.50
20021231-0162448

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Tidwell Melanie Banks 4400 Hillcott Drive Nashville, Tennessee 37215	Countrywide Home Loans 718 Thompson Lane Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 130-12-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebecca Bain Hewgley and spouse, Joseph Hewgley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Tidwell and spouse, Melanie Banks** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Hycrest Acres, Section 3 of record in Book 2331, page 75, Register's Office for said County.

SAID Lot No. 5 which is a corner Lot, fronts 124.91 feet on the northerly margin of Hillcott Drive and fronts 180.3 feet on the westerly margin of Alcott Drive, said frontages being joined by a curve having a length of 96.92 feet, and extends back 199.2 feet on the northerly lien and 204 feet on the westerly lien to a point of intersection.

BEING the same property conveyed to Rebecca Bain Hewgley and husband Joseph Hewgley by deed from Wylma M Beene, unmarried of record in Book 6885, page 269, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 75, said Register's Office, which Plan shows a 75 foot minimum building setback line from Alcott Drive and a 60 foot minimum building setback line from Hillcott Drive and a 10 foot easement for public utility purposes along the westerly line of said lot.; Agreement by Metropolitan Government for a sewage disposal system of record in Book 4848, page 144, said Register's Office..

This instrument is executed on behalf of Joseph Hewgley by Rebecca Bain Hewgley as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4400 Hillcott Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of December, 2002 .

Joseph Hewgley by Rebecca Bain Hewgley atty in fact — Rebecca Bain Hewgley

Joseph Hewgley By: Rebecca Bain Hewgley, Atty-in-Fact — **Rebecca Bain Hewgley**

State of TENNESSEE

County of WILLIAMSON

On this 27th day of December, 2002 , before me the undersigned authority, personally appeared **Rebecca Bain Hewgley** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE WILKINS IVEY WILLIAMSON COUNTY, TENN. My Commission Expires JULY 26, 2003

My Commission Expires: _____

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Rebecca Bain Hewgley
Affiant

Sworn and subscribed before me this 27th day of December, 2002

NOTARY PUBLIC AT LARGE WILKINS IVEY WILLIAMSON COUNTY, TENN. My Commission Expires JULY 26, 2003

My Commission Expires: _____

Notary Public

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Rebecca Bain Hewgley** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Joseph Hewgley** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Rebecca Bain Hewgley and spouse, Joseph Hewgley

TO: Daniel Tidwell and spouse, Melanie Banks

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Rebecca Bain Hewgley, Affiant

Sworn to and subscribed before me this

27th day of December, 2002

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003