WARRANTY DEED

P-CBB-03-3305

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

James W. Hewlett
Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hewlett	NEW OWNER	134-15-0 022.00
3305 Ezell Rd	(NAME)	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER MILLER, UNMARRIED, AND THOMAS PAYNE, UNMARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES HEWLETT AND WIFE JANTHINA HEWLETT, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

JANTHINA

See Attached Exhibit A

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 11/11/03 14:34 3pgs
Fees:18.00 Taxes:481.00
20031111-0165130

unimproved ( )
This is improved (X) property, known as 3305 Ezell Rd, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 29th day of October, 2003.

Christopher Miller

Thomas Payne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Christopher Miller and Thomas Payne, the bargainor (s), 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 within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 29th day of October, 2003.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a N otary Public within and for said County and State aforesaid, personally appeared _____ and _____, w ith whom I am personally acquainted and who upon _____ oath(s) ack nowledged _____ to be the _____ and _____ respectiv ely of the _____ the w ithin named bargainor, and corporation, and that _____ as such _____ and _____ being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 29th day of October, 2003.

My Commission Expires _____ _____

Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800

EXHIBIT A

Land in the 5th, formerly the 7th, Civil District of said County, described according to a survey by Geo. W. Watkins, Surveyor, July 19, 1951, as follows:

Beginning at a point in the center of Ezell Road, 317.3 feet southerly from the intersection of the center line of said Ezell Road and the center line of the Antioch Pike, said point being the northeast corner of the property conveyed to Max D. Anderson and wife, Bonnie L. Anderson by deed from W. J. Kimbro, et al, of record in Book 1339, Page 562, Register's office for said County; thence with the center of sad Ezell Road, north o degrees 30' east 114.5 feet to the southeast corner of the E. W. Kimbro lot; thence with the southern boundary line of said E. W. Kimbro lot, north 84 degrees 15' west 265 feet to the easterly margin of Anderson Lane; thence with the easterly margin of said Anderson Lane, south 25 degrees 15' west 129 feet; thence south 85 degrees 40' east 316.3 feet to the beginning.

Being the same property conveyed to Christopher L. Miller and Thomas E. Payne by deed from Beverly Christopher Stone, Brenda Lee Christopher Duckett, Geraldine Pentecost, Sherry Edwards, Robert Dalton Kimbro, Robert Dalton Kimbro, Jr. and Michelle Barnwell, all of the devisees under the will of Bessie M. Kimbro (one and the same person as Bessie White Kimbro), deceased, of record in Instrument No. 200209120111033, Register's Office for said County, executed on 09/11/02 and filed on 09/12/02.