This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 11/24/03 14:26 2 pgs
Fees:13.00 Taxes:22.20

20031124-0170630

WARRANTY DEED

Address new owner as:
Raymond Hewitt
301 Farris Street
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 064-09-0
Par 013.0

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Harold Duncan, have this day bargained and sold, and do hereby transfer and convey to the said Raymond Hewitt, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot Nos. 7 and 8 in Block 6 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, filed of record April 2, 1918, recorded in Plat Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said Lots front together 100 feet on the westerly side of Woods Street, formerly Gately Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Harold Duncan, by Final Decree Confirming Sale dated January 21, 1975, and recorded on February 14, 1977, in Book 5114, page 918, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 7 & 8 Block 6 Berryville, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Raymond Hewitt, his heirs and assigns, forever.

And I, Harold Duncan, do covenant with the said Raymond Hewitt that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2003.

And I, Harold Duncan, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Raymond Hewitt, his heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS my hand this 24th day of November 2003.

Harold Duncan

HAROLD DUNCAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Duncan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $6,000.00.

Richard Hewitt

GRANTEE

Subscribed and sworn to before me, this 24th day of November 2003.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.