Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Frances H. Hewlett
5544 Hill Road
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/14/04 08:03 2pgs
Fees:13.00 Taxes:513.06
20040414-0041596

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **102**
GROUP **13**
PARCEL **10**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James E. Shearon and wife, Paula T. Shearon** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Frances H. Hewlett**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 27 on the Plan of Brookmeade Addition, Section II, of record in Plat Book 2663, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James E. Shearon and wife, Paula T. Shearon by deed from Edwin A. Groves and wife, Linda J. Groves of record in Book 5422, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 1024 Rodney Dr., Nashville, Tennessee 37205.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 27th day of February, 2004.

James E. Shearon
James E. Shearon

Paula T. Shearon
Paula T. Shearon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James E. Shearon and wife, Paula T. Shearon**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of February, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI ... TENNESSEE

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $138,663.55.

Stephen Hewlett ATTY IN FACT FOR: FRANCES H. HEWLETT
AFFIANT

Subscribed and sworn to before me on this 27th day of February, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE TENNESSEE