Davidson County DEEDWARR
Recvd: 06/08/04 15:14 2 pgs
Fees:13.00 Taxes:517.63
20040608-0067876

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

X Walter R Pewitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2004

MICHAEL T. MOSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 3/25/06

File No. 04-127D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Walter R. Pewitt (NAME)	SunTrust Mortgage, Inc. (NAME)	31-104 (3.04 acres)
2265 Ingram Road (STREET ADDRESS OR ROUTE NUMBER)	201 Fourth Avenue North/7th Floor (STREET ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY)(STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William A. Pewitt, Jr. and Mary Nell Pewitt, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter R. Pewitt, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Beginning at a point in the branch at the apex of the branch end where another branch joins together point marked by a hole in rock bottom located 30 ft. below a wood bridge game being the S.W. corner of this tract, thence with the C/L of road N 30 deg. E 352.0 fet. to a spoke in the center of Ingram Road same being 27 feet east of the original corner of property in the center of the branch and in the north line between this property and the old Ingram property, thence leaving the road and up hill generally with old fence line S 67 deg E 609.0 Ft to a point in fence line thence; generally with old fence line S 41 deg. 20 min. W 582.0 feet to a point in the branch thence; with the center line of branch N 76 deg. W 161.0 feet to a point thence; down branch N 53 Deg. 30 min. W 89.0 feet to a point thence; down branch N 70 deg. 30 min. W 300.0 Feet to a hole in apex of two branches the 200' at N 44 min. E and 40' the back to the point of beginning.
Included in the above legal description but excluded from this conveyance is All that portion of Lot 1 shown on the subdivision of William A. Pewitt, Jr. property of record in Plat Book 5060, page 192 as it now appears on Lot 2 on the Pewitt-Burke Subdivision of record in Plat Book 6050, page 522.

Being the same property conveyed to William A. Pewitt, Jr. and Mary Nell Pewitt, husband and wife , by Deed of Record in Book 5177, Page 897, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 2265 Ingram Road, Whites Creek, TN 37189.

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. Whenever 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 28th day of May, 2004.

x William A. Pewitt, Jr.
William A. Pewitt, Jr.

x Mary Nell Pewitt
Mary Nell Pewitt

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named William A. Pewitt, Jr. and Mary Nell Pewitt, husband and wife, the bargainors, 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, this 28th day of May, 2004.

Commission expires 3/25/06

MICHAEL T. MOSES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2004.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2004.

My Commission Expires:_____

_____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282