WARRANTY DEED

The actual consideration or transfer is $ 146,900.00

Virgie D. Hewgley
AFFIANT

STATE OF TENNESSEE }
COUNTY OF }

SWORN TO AND SUBSCRIBED before me this 22 day of Nov, 2004.

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 6-7-05

Davidson County DEEDWARR
Recvd: 12/01/04 14:44 2pgs
Fees:13.00 Taxes:543.53

20041201-0143174

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney,306 Gay St., #200 Nashville, TN 37201,615.256.5003 file#0406-05

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Virgie D. Hewgley 1105 Jones Street Old Hickory, TN. 37138	Owner	44 -15 / 371.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Virgie D. Hewgley, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, DENVER E. LITMAN and wife SARAH J. LITMAN, and, ELLEN MARIE LITMAN, unmarried, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

VIRGIE D. HEWGLEY, the GRANTEE herein, her heirs and assigns, in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 of Section "B" on the Plan of the Village of Old Hickory as of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 102 fronts 111.8 feet on the Easterly side of Jones Street and runs back between parallel lines 87.5 feet to a dead line.

Being the same property conveyed to Denver E. Litman and wife Sarah J. Litman and Ellen Marie Litman, joint tenants with Right of survivorship, by Warranty Deed from Mrs. Willie A. Osborne, Unmarried of record as Instrument Number 20010302-0019976 Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, their heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2004 Property taxes are to be prorated and assumed by the GRANTEE.
Easements of record: for right-of-way in Book 626, page 556; for Telephone lines in Book 662, page 743; for utilities in Book 1679, page 394,all in R.O.D.C., TN.

This is improved property known as: 1105 Jones Street, Old Hickory, TN 37138.

Witness my hand this 22 day of Nov, 2004.

Denver E. Litman,

Sarah J. Litman

Ellen Marie Litman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Curtis M. Lincoln, a Notary Public in and for said County and State, the within named Denver E. Litman, and Sarah J. Litman the bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 19 day of [illegible], 2004.

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 6-7-05

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Ellen Marie Litman, the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 22 day of Nov, 2004.

[signature]
NOTARY PUBLIC

My Commission Expires: 3-22-08

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WARRANTY DEED

From: Denver E. Litman, and wife
Sarah J. Litman, and;
Ellen Marie Litman, Un-married

To: Virgie D. Hewgley

Property:
1105 Jones Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
ljellisatty.com
(615) 256-5003