WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/05 15:07 3 pgs
Fees:18.00 Taxes:370.00

20050519-0056774

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 2005

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 12/15/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eula W. Hewitt (NAME)	Volunteer Trust Motrtgage (NAME)	MAP 032
1500 Hunters Lane (ADDRESS)	301 S Perimeter Park Dr. Ste 125 (ADDRESS)	PARCEL 045.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

FOR AND 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, Jarett H. Bieker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eula W. Hewitt, unmarried

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:

LAND in Davidson County, Tennessee, described as follows to wit;

A Tract of land in the 10th Civil District of Davidson County, Tennessee, being a part of the lands of Manson H. Allen, deceased, plan of which is of record in Book 142, Page 24, Register's Office for said County, also being a part of a tract adjoining the same in the partition of the lands of William H. Allen, of record in Book 168, Page 603, said Register's Office, and being known as Tract No. 3 on an unrecorded Map of said property made by E. R. Southgate, Surveyor, and described as follows: Beginning at a point in the center line of Hunter's Lane, west of Dickerson Pike, said point being the corner of Tracts 2 and 3 on said survey, and being also 444.5 feet from the center line of a culvert under Hunter's Lane, which culvert is in the center line of a creek at the southwest corner of Tract 1; thence with the center line of Hunter's Lane south 85 degrees east 250 feet to a point; thence north 4 degrees 15' east 1185 feet to a stake in a fence line; thence with said fence line westerly 250 feet to a stake at the corner of tracts 2 and 3; thence with the line of said tract south 4 degrees 15' west 1170 feet more or less to the beginning.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is the folowing described property:

CONTINUED

unimproved ( )
This is improved (X) property, known as 1500 Hunters Lane, Nashville, TN 37207
(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 hand this twenty sixth day of April 2005

X _____
Jarett H. Bieker

LEGAL DESCRIPTION CONTINUATION

A tract of land more particularly described according to a survey by C.E. Greek, Tennessee License 1482, January, 1969, as follows:

BEGINNING at a point, this point being an iron pin which is 20 feet North of the centerline of Hunters Lane and 444.5 feet East if the center of a drainage culvert under Hunters Lane, this culvert being 1.3 miles West of Dickerson Road on Hunters Lane; thence North 4 degrees 15' East, 1138.1 feet, bounded by the John Hayes property, to an iron pin in a fence row; thence South 86 deg. 15' East, 250.0 feet along a fence bounding the R.E. Vann property to an iron pin and fence corner; thence in a Southerly direction 407.5 feet along the fence bounding the R. S. Jackson property to an iron pin; thence North 84 degrees 15' West, 204.8 feet bounded by the Floyd T. Lee property to an iron pin; thence South 4 degrees 15' West, 745.0 feet along the Floyd T. Lee property to an iron pin on the Northern ROW line of Hunters Lane; thence in a westerly direction 50 feet along the Nothern ROW line of Hunters Lane to an iron pin, this being the point of beginning.

BEING the same property conveyed to Charles Ray Bieker, unmarried by Warranty Deed from Floyd T. Lee of record at Instrument No. 20001227-0125870, Register's Office for Davidson County, TN (Charles Ray Bieker having since died on 4/19/04) Pursuant to Letters of Administration in the Seventh Circuit Court of Davidson County, Tennessee, Docket #04P898, Jarett H. Bieker was appointed Administrator of the Estate of Charles Ray Bieker, Deceased stating he left no will. And further by Order to Probate Holographic Will in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Dockett #04P898, a paper writing in the form of a holograph, purporting to be the Last Will & Testament of Charles Ray Bieker, deceased, was produced and is of record as Image No. 5802/1859776, in the Seventh Circuit Court for Davidson County, Tennessee. Jarett H. Bieker has been adjudicated to be the biological son of Charles Ray Bieker by an Order of this Court which is being recorded immediately prior to this Warranty Deed of record as Instrument No: 20050519-0056773, said Register's Office.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jarett H. Bieker, unmarried

the bargainor _____, 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 and official seal at BELLEVUE, WA this 26th day of APRIL 2005.

Commission expires _____

Jane M. Koenig
Notary Public

Notary Public
State of Washington
JANE M. KOENIG
My Appointment Expires Dec 17, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public