This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-863016**

Davidson County DEEDWARR
Recvd: 07/05/05 15:48 3 pgs
Fees:18.00 Taxes:1073.00
20050705-0077005

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of June, 2005**, by and between **Stacy N. Smith and Elizabeth C. Smith, both unmarried, as joint tenants with right of survivorship and not as tenants in common**, parties of the first part, and **Joseph W. Hewgley, an unmarried man and Mardys M. Hancock, an unmarried woman, as joint tenants with rights of survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, REVISION ONE, SECTION ONE, BRENTWOOD CHASE, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 936-941, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO STACEY N. SMITH AND ELIZABETH C. SMITH, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY WARRANTY DEED FROM NEWMARK HOMES, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED THE 10TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021210-0152216, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **160-16B-4CO**
XX Improved OR
Unimproved property located at: **828 Pisgah Park, Brentwood, Tennessee 37027**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Stacy Smith

Elizabeth Smith

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stacy N. Smith and Elizabeth C. Smith, both unmarried, as joint tenants with right of survivorship and not as tenants in common** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of June, 2005.**

Notary Public

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 9/4/06

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Owner's Name: **Joseph W. Hewgley**

and Address: **828 Pisgah Park**
Brentwood, TN 37027

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Captial Bank and Trust Company
1808 West End Ave., Suite 600
Nashville, TN 37203

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**290,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of June, 2005.**

Notary Public

My Commission Expires: 3-10-07

Judy A. Lehman
State of Tennessee Notary Public
Williamson County