RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN08043

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Forrest Hewes and Tiffany Hewes	Countrywide Bank	Map 62-13
1406 Hemlock Avenue	3011 Armory Dr.	Parcel 69.00
Nashville, TN 37216	Nashville, TN 37204	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **March Egerton, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Forrest Hewes and wife, Tiffany Hewes** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the map of George I. Waddey's Subdivision of the W. N. Morgan 18.25 Acre Tract of record in Book 843, page 101, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to March Egerton, a married person by Special Warranty Deed from Mortgage Registration Systems, of record in Instrument Number 20050525-0058994, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

The above described real property is not the homestead of the grantor and never has been and is investment property owned by the grantor.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 843, page 101, said Register's Office.

This is improved property commonly known as 1406 Hemlock Avenue, Nashville, TN 37216.

Davidson County DEEDWARR
Recvd: 12/20/05 10:40 2 pgs
Fees:13.00 Taxes:802.90
20051220-0152432

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $217,000.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2005.

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 25, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of December, 2005.

March Egerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared March Egerton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of December, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY