Davidson County DEEDWARR
Recvd: 03/29/06 10:34 2 pgs
Fees:13.00 Taxes:425.50

20060329-0035574

# WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2006.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Kevin W. Sisco | Countrywide Home Loans, Inc. | Map 84 |
| 31 Fairway Dr. | 801 Crescent Center Dr., Suite 510 | Group 15 |
| Nashville, TN 37214-2146 | Franklin, TN 37067 | Parcel 17 |

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

**Cathy S. Hewitt, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Kevin W. Sisco**
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, being Lot No. 22 on the unrecorded plan of Nicholhurst, described as follows:

Said Lot No. 22, which is a corner Lot, fronts 102.3 feet on the easterly margin of Fairway Drive and fronts 183.0 feet on the northerly margin of Selma Avenue and extends back 100 feet on the easterly line and 163.1 feet on the northerly line to a point of intersection.

Being the same property conveyed to Cathy S. Hewitt, unmarried, by deed from Shirley A. Hewitt, unmarried, of record in Book 11309, page 77, dated January 20, 1999, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees.

Power of Attorney of record in Instrument 20060329-0035573, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 31 Fairway Dr., Nashville, TN 37214-2146

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 28th day of March, 2006.

Cathy S. Hewitt by Charles R. Hunt Attorney in fact
Cathy S. Hewitt

FILE BOX 45

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, Charles R. Paetz, 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 on behalf of Cathy S. Hewitt as her Attorney in Fact as the free act and deed of the within named Cathy S. Hewitt.
Witness my hand and official seal at Nashville, Tennessee the 28th day of March, 2006.

My Commission Expires: 1/24/09

Notary Public




FILE BOX 45