THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1661

Davidson County DEEDWARR
Recvd: 05/05/08 10:45 5 pgs
Fees:28.00 Taxes:555.00
20080505-0045869

Property Address: 1716 Villa Place, Nashville, TN 37212

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Emogene Harris, Administrator of the Estate of Stephen C. Hewlett, Sr and Emogene Harris, Cynthia Kinnard, Irene F. Hewlett, Jesse W. Hewlett, Emmett Hewlett, and Stephen C. Hewlett, Jr. all Heirs at Law of Stephen C. Hewlett, Sr.** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Christian Properties, Inc., its successors and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of lot No. 65 O.B. Hayes Plan of Large Lots called Rokeby as of record in Book 21, Page 87, Registers office for said County, described as follows:

Beginning at a point in the easterly margin of Villa Street, extended on the dividing line between lots nos 61 and 65 on said plan thence eastwardly 159.37 feet with southerly line of Lot No. 61 to a dead line. Thence southwardly and parallel with Villa Street. Extended 76 feet to a point in the easterly margin of said street, Northwardly 76 feet to the point of beginning.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Annabel S. Brown, a widow,, dated July 15, 1954, and recorded August 9, 1954, in the Register of Deeds for the City of Nashville, County of Davidson, in Book 2293, at Page 87. Said Stephen C. Hewlett and wife, Sylvesta Hewlett now deceased leaving property to all six children as listed on the Affidavit of Inheritance of record in Instrument No. 20070511-0056746, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 30 day of April, 2008.

Emogene Harris Executrix {Seal}
Emogene Harris, Executrix

Emogene Harris {Seal}
Emogene Harris

Cynthia Kinnard {Seal)
Cynthia Kinnard

Emmett Hewlett {Seal}
Emmett Hewlett

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30 day of April, 2008, before me the undersigned officer, personally appeared Emogene Harris, Executrix and Individually known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9·19·09

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30 day of April, 2008, before me the undersigned officer, personally appeared Cynthia Kinnard, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9·19·09

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30 day of April, 2008, before me the undersigned officer, personally appeared Emmett Hewlett, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9·19·09

WITNESS Grantor's hand this 30 day of April, 2008.

Jesse W. Hewlett {Seal}
Jesse W. Hewlett

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30 day of April, 2008, before me the undersigned officer, personally appeared Jesse W. Hewlett. , known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: My Commission Expires 09/22/2010

WITNESS Grantor's hand this 30 day of April, 2008.

Stephen C. Hewlett {Seal}
Stephen C. Hewlett

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30th day of April, 2008, before me the undersigned officer, personally appeared Stephen C. Hewlett, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, Phone:
Christian Properties, Inc.
213 Waco Circle, Sk 102
Brentwood, TN 37027

Map and Parcel No: 104-08-0396.00

SEND TAX STATEMENTS TO:
Christian Properties, Inc.
213 Waco Circle, Sk 102
Brentwood, TN 37027

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to 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 30 day of April, 2008.

Notary Public
My Commission expires: 9-19-09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WITNESS Grantor's hand this 30th day of April, 2008.

Irene F. Hewlett {Seal}
Irene F. Hewlett

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30th day of April, 2008, before me the undersigned officer, personally appeared Irene F. Hewlett, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Constance Hayes Smith
Notary Public

My Commission expires:
March 11, 2012

Constance Hayes-Smith
Notary Public, Clayton County, GA
My Commission Expires March 11th, 2012

