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 $ 48,900.00

Thomas S. Albright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2010

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(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:
Thomas S. Albright	NEW OWNER	Parcel ID:
203 Camelot Drive		17300015600
Athens, AL 35611-4919		

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

Bailey Holland Hewitt and wife, Barbara Ann Hewitt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Thomas S. Albright, 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:

Being Lot No. 3 on the plan of the subdivision of the Robert W. McComb property as shown on a plat of record in Plat Book 6050, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 begins at a point in the Southerly margin of Barnes Road at the common corner with the George L. Albright, Sr. property and runs along the common line with said property S 03 degrees 57 minutes 26 seconds W 601.52 feet to a point; thence along the line common with the property of Paul E. Wilder and E. Duane West N 89 degrees 40 minutes 32 seconds W, 417.82 feet to a point; thence N 37 degrees 46 minutes 07 seconds E, 565.37 feet to a point; thence N 17 degrees 18 minutes 04 seconds, 198.09 feet to a point; thence S 54 degrees 42 minutes 10 seconds E to the point of beginning and containing three (3) acres more or less.

BEING the same property conveyed to Bailey Holland Hewitt and wife, Barbara Ann Hewitt by Installment Deed from Robert W. McComb and wife, Sharon R. McComb, of record in Book 6328, Page 376, dated June 26, 1984, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6050, Page 78, 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 (X)

This is Improved ( ) property, known as 1231 Barnes Road, Antioch, TN 37013

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 our hands this 30th day of August, 2010.

Bailey Holland Hewitt

Barbara Ann Hewitt

BILL GARRETT, Davidson County
Trans:T20100054422 DEEDWARR
Recvd: 08/31/10 14:58 2 pgs
Fees:13.00 Taxes:180.93

20100831-0069269

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 Bailey Holland Hewitt and Barbara Ann Hewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2010.

My Commission Expires: 11/7/12

Notary Public

