PREPARED BY
TOM G. COLEMAN, JR.
1720
NASHVILLE, TENNESSEE 37215

BOOK 4450 PAGE 616

A 92410

IDENTIF. REFERENCE

OCT 7 2 47 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00.

Affiant

Subscribed and sworn to before me this the 18th day of August, 1970.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:
Tom G. Coleman, Jr., Atty., 1720 Parkway Towers, Nashville, Tennessee

Address New Owner	Send Tax Bills to:	Map-Parcel Number
Ellis E. Gunter, etux		Map 21
Name	Name	
3224 DOVE PLACE		Par 56
Street Address	Street Address	
		14D-7070
City, State, Zip	City, State, Zip	

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 Noah F. Newman, a brother; Sam Newman, a brother; John Newman, a brother; Martha Newman Knight, a sister; Mary Newman Hunt, a sister; Lillie Newman Eagin, a sister; Bessie Newman Lawrence, a sister; Bertha Newman Dabbs, a sister, Myrtle Newman Green, a sister; the living children of Willie Newman who is now deceased, Marie Newman Gibson, Laura Newman Medlin, Pattie Lee Newman; the children of Pauline Newman Neal, (a deceased child of Willie Newman) Deborah Lee Neal, Luke William Neal, Jr., and Judy Anne Neal; being the heirs at law of Henry C. Newman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ellis E. Gunter and wife, Betty L. Gunter, 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, beginning at a point in the southerly margin of the Clarksville Highway (U.S. Highway 41A, being the northwest corner of the property conveyed to H. C. Newman and wife, Susie Newman, by deed of record in Book 682, Page 659, Register's Office for Davidson County, Tennessee, thence South 79 degrees 40 minutes East along the margin of said highway, 152.6

feet to a point; thence South 79 degrees 51 minutes East 152.4 feet to a point in the said margin of said highway. Said point being the beginning point for the hereinafter described property: Thence along the southerly margin of said highway South 80 degrees 24 minutes East 420.2 feet to a point in the northeast corner of said property; thence with old fence line South 2 degrees 19 minutes West 666.2 feet to a concrete post; thence South 2 degrees 14 minutes West 248.6 feet to a point; thence continuing with old fence line South 2 degrees 35 minutes West 1584 feet to a point in the southeast corner of said property, the said southeast corner being bounded by the J. E. Fentress property; thence north 78 degrees West 545.1 feet to a point in the southerly line of the Henry C. Newman property; thence North 3 degrees 7 minutes West 1473.4 feet to a point; thence North 3 degrees 9 minutes West 348.9 feet to a point; thence North 2 degrees 4 minutes West 436.2 feet to a point; thence North 89 degrees 23 minutes East 44 feet to a point; thence North 5 degrees 52 minutes East 305.9 feet to the point of beginning, containing 30.88 acres, more or less.

Being part of the same property conveyed to Henry C. Newman and wife, Susie Newman, by deed from E. C. Bracey and wife, M. B. Bracey, as of record in Book 682, Page 659, Register's Office for Davidson County, Tennessee.

H. C. Newmon, H. C. Newman, and Henry C. Newman are one and the same person. The said Henry C. Newman is now deceased. The title to said property being vested in the heirs at law of Henry C. Newman. The husbands and wives of the heirs at law join in this conveyance to convey any interest they may have in said property.

This conveyance is made subject to easements for gas pipe lines as of record in Book 2278, Page 399, Book 2742, Page 265, Book 2963, Page 438, and as corrected in Book 3072, Page 615, and as assigned in Book 3130, Page 565, Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to all applicable Metropolitan government planning and zoning regulations.

unimproved( )
This is improved(X) property known as 30.88 Acres on 14th Court
(House Number) (Street)
Nashville Davidson County Tennessee
(P. O. Address) (City or Town) (Postal Zip)

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 18th day of August, 1970.

Noah F. Newman and wife Mamie Newman

Sam Newman and wife Lessie M Newman

John Newman and wife Mrs Nellie P Newman

Martha Newman Knight and husband [illegible]

Mary Newman Hunt, a widow ~~and husband~~

Lillie Newman Eagan and husband John W Eagan

Bessie Newman Lawrence ~~and husband~~ Widow

Bertha Newman Dabbs and husband James W Dabbs

Myrtle Newman Green and husband Edward Green

Marie Newman Gibson ~~and husband~~ a widow

Laura Newman Medlin ~~and husband~~ a widow

Pattie Lee Newman unmarried

Luke William Neal, Sr., husband of Pauline Newman Neal

Luke William Neal, Jr., minor

Deborah Lee Neal, minor

Judy Anne Neal, minor

STATE OF Tennessee
~~COUNTY~~ OF Davidson

Personally appeared before me, Dee B. Flanagan, a Notary Public in and for said County and State, the within named Bertha Newman Dabbs & James H. Ladd the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of August, 1970.

Dee B. Flanagan
NOTARY PUBLIC

My commission expires: June 9, 1971

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James W. Morris, a Notary Public in and for said County and State, the within named Noah F. Newman and wife Minnie Newman the bargainors with whom I am personally acquainted, and who acknowledged that They executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August 1970.

James W. Morris
NOTARY PUBLIC

My commission expires: May 22, 1974

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James W. Morris, a Notary Public in and for said County and State, the within named John Newman and wf Mrs Nellie P. Newman the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August 1970.

James W. Morris
NOTARY PUBLIC

My commission expires: May 22, 1974

STATE OF
COUNTY OF

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Personally appeared before me, James W. Morris a Notary Public in and for said County and State, the within named Sam Newman & wife Lennie M. Newman the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tenn., this 18th day of August, 1970.

James W. Morris
NOTARY PUBLIC

My commission expires: May 22, 1974

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James W. Morris a Notary Public in and for said County and State, the within named Lillie Newman Eyer and husband John W. Eyer the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 1970.

James W. Morris
NOTARY PUBLIC

My commission expires: May 22, 1974

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James W. Morris a Notary Public in and for said County and State, the within named Bessie Newman Lawrence, a widow the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, this 18th day of August, 1970.

James W. Morris
NOTARY PUBLIC

My commission expires: May 22, 1974

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, James W. Morris a Notary Public in and for said County and State, the within named Myrtle Newman Green and husband Edward F. Green the bargainor Σ with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 1970.

James W. Morris
NOTARY PUBLIC

My commission expires: May 22, 1974

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James W. Morris a Notary Public in and for said County and State, the within named Mary Newman Hunt, a widow the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tenn., this 18th day of August, 1970.

James W. Morris
NOTARY PUBLIC

My commission expires: May 22, 1974

STATE OF TENN
COUNTY OF DAVIDSON

Personally appeared before me, A. B. Gibson a Notary Public in and for said County and State, the within named LAURA NEWMAN MEDLIN the bargainor with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, TENN, this 21 day of AUG, 1970.

A. B. Gibson
NOTARY PUBLIC

My commission expires: 1972

STATE OF
COUNTY OF

Personally appeared before me, James W. Morris a Notary Public in and for said County and State, the within named Bruetta Newsom Knight and husband Hamilton Knight the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Marshall, Tenn., this 25th day of August, 1970.

James W. Morris
NOTARY PUBLIC

My commission expires: May 23, 1970

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Freda L. Ledbetter a Notary Public in and for said County and State, the within named Bessie Newsom Gibson the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Marshall, Tennessee, this 26 day of August, 1970.

Freda L. Ledbetter
NOTARY PUBLIC

My commission expires: May 8, 1973

STATE OF
COUNTY OF

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named

_____

the bargainor with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, this _____ day of _____, 1970.

OCT-7 CONV 22500.00
OCT-7 S TAX A* 58.50
OCT-7 RFEE A* 10.50
OCT-7 MTGREC * 69.50

_____
NOTARY PUBLIC

My commission expires: