Thos. E. Bloom PREPARED BY Atty

4705 Gallatin Road
Nashville Tennessee 37216

BOOK 4453 PAGE 436

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES M. NEWLAND, ET UX	SAME	Map. 43-10
(NAME:)	(NAME:)	Par. 32
164 SCALF DRIVE (STREET ADDRESS OR ROUTE NUMBER)	168 SCALF DRIVE (STREET ADDRESS)	Map. 43-11
MADISON, TENNESSEE (CITY) (P. O. ZONE) (STATE)	MADISON, TENNESSEE 37115 (CITY) (ZONE) (STATE)	Par. 12 PW

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS* and other valuable considerations, receipt of which is hereby acknowledged, and the grantees assume the unpaid indebtedness to Commerce Union Bank as described in Book _____, page _____, R.O.D.C.T., which the grantees assume, promise to pay and hold the grantors harmless from the same.

We, W. L. NEWLAND AND WIFE, MARIE NEWLAND, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES M. NEWLAND AND WIFE, MARGARET E. NEWLAND, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Being Lot No. 109 onthe unrecorded Plan of Anderson Estates, Section 1, showing the resubdivision of Tract 13 and described as follows: Beginning at a point in the west margin of McArthur Drive at the corner of Lots Nos. 108 and 109, said point being 46.7 feet north of a concrete monument set at the beginning of a curve into DuPont Avenue; thence with the line between said lots westerly 150 feet to a point; thence northerly 83.1 feet to the corner of Lot No. 110; thence with the line between Lots Nos. 109 and 110, easterly 150 feet to the west margin of McArthur Drive; thence with the margin of the same, southerly 89.4 feet to the point of beginning.

TRACT II: Land in the 11th Civil District of said County, being Lot No. 168on an unrecorded plan of the subdivision of Tracts 1 and 13 in the Anderson Estates, a plan of which estates is of record in Book 1130, page 37, Register's Office for said County, and described according to a copy of a survey made by Anderson & Gee, Surveyors, August 5, 1946, as follows:

Beginning at a common corner of Lots Nos. 168 and 169 in the easterly margin of Scalf Drive, said point being 48.1 feet northwardly from a concrete monument at the northeast intersection of said drive and DuPont Avenue; thence with the east margin of Scalf Drive, northwardly 73.7 feet to the corner of Lot 167; thence with the line between Lots 168 and 167, eastwardly 152.1 feet to the common corner of Lots Nos. 109, 110, 167 and 168; thence with the line between Lots Nos. 109 and 168, southwardly 83.1 feet to the common corner of Lots 108, 109, 168 and 169; thence with the line between Lots 168 and 169, westwardly 150.1 feet to the beginning.

Being the same property conveyed to the undersigned per Deed Book 2924, page 538, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 164 Scalf Drive, (House Number) (Street) Madison, Tennessee P. O. Address: (City or Town)

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.*

And we, the grantors *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.*

Witness our hands *this* 14th *day of* April, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. L. Newland

Marie Newland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* W. L. NEWLAND AND WIFE, MARIE NEWLAND

the within named 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* 14th *day of* April, *19* 70.

Commission expires Sept 11 1973 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Commission expires ..... *Notary Public*

OCT 20 70 CONV *9,000.00
OCT 20 70 S'TAX A* 23.40
OCT 20 70 PR'FEE A* .50
OCT 20 70 W'DEED A* 3.00 * 26.90

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The a ctual consideration or value of this transfer, is $9,000.00.

James M. Newland
Affiant

Sworn to and subscribed before me,
This the 14th day of April, 1970.

Notary Public

Commission Expires: Sept. 11, 1973

WARRANTY DEED

FROM
W. L. NEWLAND, ET UX

TO
JAMES M. NEWLAND, ET UX

A93642

IDENTIF. REFERENCE

OCT 20 2 00 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail: Jas M Newland
168 Sale Place
Madison, Tenn. 37115

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee