This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John E. Newland et ux	Fidelity Federal Savings &	3D - 44750
(NAME) 7299 B Dover Drive	(NAME) Loan Assoc. 4th and Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Columbus A.F.B. Miss.39701	(STREET ADDRESS) Nashville Tenn 37201 BOOK 4587 PAGE 696	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ----($10.00) DOLLARS -- cash paid by Grantees and other good and valuable consideration ~~xxxxx~~ the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing under Deed of Trust executed by William Harold Carter and wife, Betty S. Carter, to Louis Leftwich, Jr., Trustee, of record in Book 1961, page 139, to secure Fidelity Federal Savings & Loan Association, a note dated May 18, 1951, for the sum of $12,800.00, payable as specified therein,

we, Jerry MacDonald and wife, Gwen Cole Klingsmith MacDonald,

have this day bargained and sold, and do hereby transfer and convey unto the said John Earl Newland and wife, Marlene Howell MacDonald Newland,

all of our right, title and interest in and to their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 160 on the Map of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 160 fronts 105 feet on the easterly side of Smithwood Drive and extends back between lines 225.6 feet on the northerly side and 154.7 feet on the southerly side to a dead line in the rear, measuring 111 feet thereon.

Being the same property conveyed to Jerry MacDonald and Marlene MacDonald, as tenants in common, by deed from Betty Spurlock Carter of record in Book 2960, page 361, said Register's Office.

This conveyance is made subject to: (1) Restrictions recorded in Book 1874, page 452, as amended in Book 2036, page 634; and (2) The recorded plan shows an Owner's Certificate, a 40 foot set-back line from Smithwood Drive, a 10 foot easement for public utilities along the southerly side line and the easterly rear line of the lot, and an anchor easement 2.5x20 feet at the northeast front corner of the lot.

STATE OF ~~TENNESSEE~~ Miss.
COUNTY OF ~~DAVIDSON~~ Wright

The actual consideration or value whichever is greater, for this transfer is $ 7600.00

Affiant

Subscribed and sworn to before me, this the 15 day of March, 72

Notary Public

My Commission expires May 28, 1974

My commission expires: (Affix Seal)

This is (unimproved ( ) improved (X)) property, known as 403 Smithwood Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John Earl Newland and wife, Marlene Howell MacDonald Newland, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for abovementioned deed of trust assumed by Grantees.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said John Earl Newland and wife, Marlene Howell MacDonald Newland, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 25th day of February, 19 72 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gwen Cole Klingsmith MacDonald

X Jerry MacDonald

STATE OF ~~TENNESSEE~~ } Miss-
COUNTY OF ~~DAVIDSON~~ } Washington

Personally appeared before me, Elizabeth A Robinson, a Notary Public in and for said County and State, Jerry MacDonald and wife, Gwen Cole Klingsmith MacDonald, the within named 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 Greenville, Miss. ~~XXXXX~~.
this 25th day of February, 19 72

Elizabeth A Robinson Notary Public

Commission expires 2-21-73

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.....

.....Notary Public

Commission expires.....

MAR28 CONV *7,600.00
MAR28 STAX A* 19.76
MAR28 PRFEE A* .50
MAR28 RECD A* 4.00 * 24.26

WARRANTY DEED
FROM
JERRY MacDONALD et ux
TO
JOHN EARL NEWLAND, et ux

B 53624

IDENTIF. REFERENCE

MAR 28 2 50 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE