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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Newton et ux	Same	142-3
(NAME:)	(NAME:)	
595 Hicks Rd. Apt 8-B	same	Par-26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

cash in hand paid and other good valuable considerations, the receipt of which is hereby acknowledged,

MAR16	CONV	*8,000.00			
MAR16 STTAX			B*	20.80	
MAR16 PRFEE			B*	.50	
MAR16	WDEED		B*	8.00	* 29.30

FOX BUILDERS, INC., a Tennessee corporation, has does bargained and sold, and by these presents do transfer and convey unto the said THOMAS W. NEWTON and wife, JUDITH ROBERTS NEWTON, 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. 364 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 364 begins at a point in the northerly margin of Wagon Drive, the common corner of Lots Nos. 364 and 363; thence along the line between said lots, northwestwardly 136.0 feet to a concrete monument; thence along the line between Lots Nos. 364 and 365 northeastwardly 119.8 feet to a point in the westerly margin of Wagon Court; thence along said margin of Wagon Court, southeastwardly 100.2 feet to a concrete monument, the beginning of a curve to the right; thence around said curve, southwestwardly 36.10 feet to a concrete monument in the northerly margin of Wagon Drive; thence along said margin of Wagon Drive southwestwardly 82.0 feet to the point of beginning.

Being part of the same property conveyed to Fox Builders, Inc., by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4650, page 144, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of March, 19 78

Notary Public

My commission expires: April 6, 1978

(Affix Seal)

JOHN L. DEAN JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This conveyance is made subject to restrictive covenants of record in Book 4643, page 946, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot minimum building set-back line from Wagon Drive and a 10-foot easement for public utility purposes in the northwest corner of said lot, and an anchor easement on the northeast corner of said lot and an overhang easement at the southeast corner of said lot, and a 30-foot minimum building setback line from Wagon Court.

unimproved (X)
This is improved ( ) property, known as Wagon Drive, Nashville, Tennessee
(House Number) (Street) 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 THOMAS W. NEWTON and wife, JUDITH ROBERTS NEWTON, their *heirs and assigns, forever.*

And it does *covenant with the said* Thomas W. Newton and wife, Judith Roberts Newton *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as hereinabove set forth, and taxes for the year 1976, which have been prorated and assumed by the Grantees herein.

And Fox Builders, Inc. does *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* Thomas W. Newton and wife, Judith Roberts Newton, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FOX BUILDERS, INC.

By: Cecil F. Fox, President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. John L. Dean, Jr., a Notary Public in and for said County and State, the within named Cecil F. Fox

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 1976.

Mrs. John L. Dean, Jr., Notary Public.

Commission Expires April 30, 1978

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....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs. John L. Dean, Jr., a Notary Public of the State and County aforesaid, personally appeared Cecil F. Fox, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Fox Builders, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of March, 1976.

Mrs. John L. Dean, Jr.
Notary Public

Commission Expires April 30, 1978

MRS. JOHN L. DEAN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

2002 812

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WARRANTY DEED

FROM

Fox Builders, Inc.

TO

Thomas W. Newton et ux

D 40288

IDENTIF. REFERENCE

MAR 16 1 15 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238