FORM NO. WD-1

BOOK 5245 PAGE 143

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 1978

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard R. Neiger	Dobson & Johnson, Inc.	2D 37476
(NAME)	(NAME)	
279 Bell Road	One Commerce Place	149-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37239	54
(CITY) (STATE) (P. O. 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, Edward E. Newby et ux June Newby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard R. Neiger et ux Beverly A. Neiger

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. 305 on the plan of Edge-O-Lake Estates, Section 5, of record in Plat Book 3500, Page 126, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Edward E. Newby et ux, June Newby by deed from Larry L. Morgan et ux, Nancy J. Morgan, said Register's Office.

This conveyance is subject to restrictions of record in Book 3835, Page 65, said Register's Office.

This conveyance is subject to a public utility and drainage easement ,and building lines, of record in Plat Book 3500, Page 126, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved } { } property, known as 279 Bell Road Nashville, Tennessee 37217
{ improved } {X}
(House Number) (Street) (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 JANUARY, 19 78

Edward E. Newby Edward E. Newby

June Newby June Newby

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward E. Newby et ux June Newby

the bargainor, 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 JANUARY 78 19.

Commission expires 6-24-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

E 46987.

WARRANTY DEED

FROM Edward E. Newby

TO Richard R. Neiger

IDENTIF. REFERENCE

JAN 23 11 15 AM '78

Title Search #12

JAN 23 78	CONV	49,500.00			
JAN 23 78	S'TAX		B*	128.70	
JAN 23 78	PR'FEE		B*	.50	
JAN 23 78	W'DEED		B*	4.00	* 133.20