SEND TAX BILL TO:
Carol F. Holmes
4613 Belmont Park
Terrace
Nashville, Tennessee

PARCEL NO. 131
GROUP NO. 11
MAP NO. 69 1s

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
225 East Market Street
Lebanon, Tennessee 37087

5332 - 862

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 78,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, this the 30th day of Aug., 197

My comm. expires: 12-2-80

My comm exp 12-2-80

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Seventy-Eight Thousand One Hundred Dollars ($78,100.00), paid and to be paid as follows:, that is, the sum of Fifty Thousand Ninety-One and 70/100 Dollars ($50,091.70), cash in hand paid, the receipt of which is hereby acknowledged, and the assumption and agreement to pay the first mortgage indebtedness held by First Federal Savings & Loan Association of Nashville, Tennessee, in the approximate amount of Twenty-Eight Thousand Eight and 30/100 Dollars ($28,008.30), of record in Book 4633, Page 901, Register's Office for Davidson County, Tennessee, we, W. RANDALL NEWMAN and wife, DORIS B. NEWMAN, have this day bargained, sold, transferred and conveyed unto CAROL F. HOLMES, her heirs and assigns, as a feme sole trader, as her sole and separate property, the following described tract or parcel of land, situated and lying in Davidson County, Tennessee, and described as follows:

Being Lot No. 27 on the plan of Seven Hills, Section I, as of record in Book 2133, Pages 81 and 82, Register's Office for said County.

Said Lot No. 27 fronts 186.9 feet on the west side of Belmont Park Terrace and runs back between lines 258.1 feet on the north line and 228 feet on the souther line to a dead line in the rear on which it measures 180 feet.

DEED REFERENCE:

Being the same property conveyed unto the Grantors herein by deed from Robert H. Derck, et ux, dated August 31, 1972, and of record in Book 4633, Page 898, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said CAROL F. HOLMES, her heirs and assigns, in fee simple forever, as a feme sole trader, and as her sole and separate property.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to sell, transfer and convey same; that same is free, clear and unencumbered; EXCEPT AS NOTED ABOVE; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, taxes for the year 1979 and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1978 shall be prorated as of date of deed and settled in cash between the parties, with Grantees assuming payment thereof.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property.

This conveyance is further made subject to an Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage, dated December 1, 1968, from R. H. Derck, et ux, to The Metropolitan Government of Nashville and Davidson County, Tennessee, Project No. 66-S-37, and Easement No. 15C-1, to which reference is here made. Said easement provides, in part, for a 20-foot permanent easement across a portion of Lot 27 of the Seven Hills Subdivision, as of record in Book 2133, Pages 81 and 82, Register's Office for Davidson County, Tennessee; the centerline of said easement being more particularly described as follows:

> Beginning at a point in the southeasterly line of the R. H. Derck, et ux, property, said point being southwestwardly 21 feet, more or less, from the northeasterly corner of the aforesaid property; thence northwestwardly 251 feet, more or less, to a point in the southeasterly margin of an existing 10-foot utility easement in the aforesaid property. Said point being southwestwardly 15 feet, more or less, from the northeasterly corner of the aforesaid utility easement in the aforesaid property.

POSSESSION shall be given on or before thirty (30) days from date of deed.

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IN WITNESS WHEREOF, we have hereunto set our hands this the 30th day of August, 1978.

W. Randall Newman
W. RANDALL NEWMAN

Doris B. Newman
DORIS B. NEWMAN

IDENTIF. REFERENCE

SEP 1 | 11 09 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Wilson, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainor, RANDALL NEWMAN, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson County Tennessee, this the 30th day of August, 1978.

Dublic C. Rogers
Notary Public

My commission expires:

12-2-80

SEP-1 78 CONV 78,100.00
SEP-1 78 S TAX B* 203.00
SEP-1 78 APP FEE B* .50
SEP-1 78 W DEED B* 6.00 * 209.56

STATE OF TENNESSEE

COUNTY OF Wilson, SS:

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, the within named bargainor, DORIS B. NEWMAN, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Wilson Co. Tennessee, this the 28th day of Aug., 1978.

Joyce B. Hood
Notary Public

My commission expires:

4/18/81