This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5393 PAGE 275

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Larry D. Newman and wife, Louise N. Newman | Third National Mortgage Company | 50-15-56 |
| (NAME) | (NAME) P. O. Box 2628 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------($10.00)---------- *Dollars,*
cash in hand paid by Larry D. Newman and wife, Louise N. Newman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledge

We, William H. Scudder and wife, Nell P. Scudder

*have this day bargained and sold, and do hereby transfer and convey unto the said* Larry D. Newman and wife, Louise N. Newman

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 427 on the Plan of Parkwood Estates, Section III, of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee.
Beginning at a point in the northwesterly margin of Vailview Drive, the common corner of Lots 427 and 428; thence with the line between said lots northwesterly 147.73 feet to a point; thence with the line between lots 427 and 426, southwesterly 112.2 feet to a point in the northwesterly margin of Spears Road; thence with the margin of the same, southeasterly 122.73 feet to a point the beginning of a curve; thence eastwardly around said curve 39.27 feet to a point in the northwesterly margin of Vailview Drive; thence with the margin of the same, northeastwardly 87.2 feet to the beginning.

Being the same property conveyed to William H. Scudder and wife, Nell P. Scudder by deed from Gaines and Gaines Construction Company, Inc., of record in Book 3398, page 119, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 3 X 15-foot utility anchor easement, an overhang easement across the southerly portion of the premises, 30-foot building set-back line from Spears Road and Vailview Drive, and conditions of Owner's Certificate as shown on Plan of record in Book 3300, page 31, said Register's Office; and restrictive covenants of record in Book 3313, page 402, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 6th day of February 19 79

Affiant Larry D. Newman

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris E. Moreland

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

unimproved ( )
This is improved ( X ) property, known as 3265 Vailview Drive, Nashville, Tennessee 37207
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 6th *day of* February *19* 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William H. Scudder
William H. Scudder

Nell P. Scudder
Nell P. Scudder

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Doris E. Moran, *a Notary Public in and for said County and State,* William H. Scudder and wife, Nell P. Scudder

*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* 6th *day of* February, *19*79.

Doris E. Moran *Notary Public*

*Commission expires* 8-12-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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* .....

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**WARRANTY DEED**

FROM
William H. Scudder and wife,
Nell P. Scudder

TO

Larry D. Newman and wife,
Louise N. Newman

F. I. 3 1. 8 2

IDENTIF. REFERENCE

FEB 7 12 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627