80-11-21 File Box 4

BOOK 5689 PAGE 320

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,148.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 19 80

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 1208 Fidelity Federal Building Nashville, Tennessee 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Rountree Morgenstern (NAME)	Third National Mortgage Company (NAME)	162-3-270
4935 Barella Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	5DU-60815
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, Joseph Allen Newton and wife, Nancy Walker Newton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca Rountree Morgenstern

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:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, pages 164 and 165, Register's Office for said County.

Said Lot No. 103 fronts 65.0 feet on the westerly side of Barella Drive and extends back 154.94 feet on the northerly line and 141.21 feet on the southerly line to a broken line in the rear measuring 71.21 feet thereon.

Being the same property conveyed to Joseph Allen Newton and wife, Nancy Walker Newton by deed from Gary L. Godsey and wife, Regina Godsey of record in Book 5158, page 521, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantee (s) herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor (s) herein to Third National Mortgage Company in the original principal amount of $31,250.00 of record in Book 4848, page 245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4691, page 670, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

This is unimproved ( ) improved (X) property, known as 4935 Barella Drive (House Number) (Street) Antioch, Tennessee (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 hand s this 9th day of December, 19 80

X Joseph Allen Newton
Joseph Allen Newton

X Nancy Walker Newton
Nancy Walker Newton

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STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County
Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Allen Newton and wife, Nancy Walker Newton

the 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 Jacksonville, ~~Tennessee~~ Florida, this 9th day of December 19 80.

Commission expires Notary Public, State of Florida at Large My commission expires Sept. 10, 1983 Bonded by Transamerica Insurance Co.

Norma B. Loper
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

WARRANTY DEED

FROM
Joseph Allen Newton and wife,
Nancy Walker Newton

TO
Rebecca Rountree Morgenstern

G 21.567

IDENTIF. REFERENCE

DEC 11 2 44 PM '80

FEE $ 2.00 REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5689 PAGE 322

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42148.00- CO	
			109.46 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	115.96-
			5751412/11/80 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1.5 6 7

IDENTIF. REFERENCE T

DEC 11 2 44 PM '80

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TENN

No. 797044