ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE (NAME)	Same (NAME)	176-34-176-40
2701 Jefferson Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5921 PAGE 858

For and in consideration of the sum of Ten and No/100---------- ($10.00)---------- DOLLARS and other good and valuable consideration, paid to Edward E. Newby and wife, June Newby, hereafter Grantors by Community Federal Savings And Loan Association of Nashville, hereafter Grantee, receipt of which is hereby acknowledged, the said Grantor

have bargained and sold, and by these presents do transfer and convey unto the said Community Federal Savings And Loan Association of Nashville

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being in the 2nd Civil District of said County, being shown as Tract 1 on an undated survey by John McCormick as follows: Beginning at an iron pin in the southerly margin of Maxwell Road at the northeast corner of the property conveyed by Leslie F. Vantrease, Sr., and wife, to Edward Newby and wife, as of record in Book 4798, page 75, Register's Office; thence with the margin of said Road, South 85° 45' East 268 feet to an iron pin in the easterly margin of a 40 foot right-of-way; thence with the margin of said right-of-way, South 3°10' West 1,168 feet to an iron pin; thence North 85°15' West 306.5 feet to an iron pin; Newby's southeast corner; thence with Newby's easterly line, North 4°55' East 1,166.5 feet to the point of beginning.

The following described property is included in the above described property but is expressly excluded from this conveyance:

Land in the 2nd Civil District of Davidson County, Tennessee, containing 1.1 acre and a 40 foot right of way as follows:

Beginning at an iron pin in the southerly margin of Maxwell Road, said iron pin being the northeasterly corner of the property conveyed to Paul W. Hartman and wife, by deed from Leslie F. Vantrease and wife, as of record in Book 4798, page 71, Register's Office for said County; thence leaving said road, south 3°10' west 433 feet to an iron pin; thence continuing south 3°10' west 170 feet to an iron pin; thence north 77°26' west 290.2 feet to an iron pin in Newby's easterly line; thence with Newby's line, north 4°55' east 170 feet to an iron pin; thence south 77°17' east 244.1 feet to an iron; thence north 3°10' east 426.3 feet to an iron pin in the southerly margin of Maxwell Road; thence with the margin of the same, south 85°45' east 40 feet to the point of beginning.

Being the same property conveyed to Edward E. Newby and wife, June Newby by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee of record in Book 5316, page 831, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4287 Maxwell Road, (House Number) (Street)

Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

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 30th day of July, 19 82

Edward E. Newby

June Newby

BOOK 5921 PAGE 859

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 Nashville, Tennessee, this 30th day of July, 19 82.

My commission expires 4-17-83 Notary Public Margaret Trowbridge Gaines

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,000
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 9th day of August, 1982.

~~My commission expires~~ _____ ~~Notary Public~~ B. Edwards Dep. Reg.

This instrument was prepared by:

WILLIAMS AND DINKINS	203 Second Avenue, North	Nashville, Tennessee 37201
Name	Address	

WARRANTY DEED

FROM

EDWARD E. NEWBY AND WIFE,

JUNE NEWBY

TO

COMMUNITY FEDERAL SAVINGS AND

LOAN ASSOCIATION OF NASHVILLE

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX E. DAVIS REGISTER
DAVIDSON COUNTY, TN

Aug 9 3 10 PM '82

IDENTIF. REFERENCE

H 0 3 3 1 6

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

RECEIVED OF _____

FOR BOOK 5921 PAGE 860

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
			2390A08/09/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 3316

IDENTIF. REFERENCE

AUG 9 3 14 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 895787