BOOK 6015 PAGE 445

Mail

SEND TAX BILLS:
Emmett E. Newton
824 Dry Creek Rd.
Goodlettsville Tenn
ADDRESS NEW OWNER:
SAME

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map 24
Par. 102
10D-30250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MARY MADELINE AKIN, A WIDOW, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto EMMETT NEWTON AND WIFE, BETTY M. NEWTON, as tenants by the entirety, hereinafter called the GRANTEE, their heirs and assigns forever, the following described property, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Cooper, Sr., Surveyor, dated December 20, 1968, as follows: Beginning at an iron pin on the westerly margin of Dry Creek Road, said point being the Southeast corner of the Bob McCasland property; thence with said McCasland's southern boundary line, S. 87 degrees 37' W. 425.1 feet; thence S. 56 degrees 28' W. 691.4 feet; thence N. 69 degrees 51' E. 602 feet; thence N. 87 degrees 37' E. 425.1 feet to the westerly margin of Dry Creek Road; thence with the same N. 3 degrees 30' E. 180 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Mary Madeline Akin, a widow, by deed from James E. Bumbalough and wife, Phyllis M. Bumbalough, of record in Book 5650, Page 667, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

THE GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to the GRANTEE their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Part of the consideration of this conveyance is secured by a deed of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand on this the 28 day of February, 1983.

Mary Madeline Akin
MARY MADELINE AKIN

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named MARY MADELINE AKIN, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 28 day of February, 1983.

NOTARY PUBLIC

My Commission Expires:
1-11-87

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 33,680.68.

AFFIANT

Subscribed and sworn to before me, this the 28 day of February, 1983.

NOTARY PUBLIC

My Commission Expires:
1-11-87

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0959

RECEIVED
MAR 4 10 54 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

H 3 4 1 4 8

MAIL BOX

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6015 PAGE 447

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33068.68- CO	
			86.06 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.56-
0906A	03/04/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 4 1 4 8

IDENTIF. REFERENCE

MAR 4 10 54 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932945