Address New Owner:
David H. Newton
4610 Michigan Ave
Nashville, Tn. 37209

Send Tax Statements To:
Third National Mortgage Co. .
P.O. Box 2628
Nahsville, TN 37219

Prepared By:
Young & Woodard
408 Main Street
Franklin, TN 37064

Map Parcel
91-7-255

WARRANTY DEED

BOOK 6360 PAGE 700

FOR AND IN CONSIDERATION of the sum of One Hundred ($100.00) Dollars, cash in hand paid by the Grantee, DAVID H. NEWTON, and other good and valuable consideration, including the assumption by the said Grantee of payment of the balance due on the indebtedness evidenced by a certain promissory note dated February, 10, 1984, payable to the order of TENNESSEE HOUSING DEVELOPMENT AGENCY, and secured by a Deed of Trust executed to Warren H. Wild, Jr., Trustee, of record in Book 5234, page 154, Register's Office, Davidson County, Tennessee and payable in installments as provided therein with interest as provided therein, we, LAWRENCE F. BEIER, III and wife, TAMMY R. BEIER, have bargained and sold and by these presents do transfer and convey, together with the escrow account held by the said Third National Mortgage Company, unto the said DAVID H. NEWTON, his heirs and assigns, the following described land in Williamson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Map of a Subdivision of a tract of land in the 12th, formerly 25th Ward of the City of Nashville, Tennessee not of record, known as the Lockhart property, and described according to a copy of a survey thereof made December 14, 1932 by S.R. Sanford, Jr., Civil Engineer as follows:

BEGINNING at a point in the north margin of Michigan Avenue 410 feet east of the easterly margin of 48th Avenue, North, at the corner of Lots Nos. 21 and 20; thence with the line between said lots, northerly 155 feet to the south margin of an alley; thence with the margin of same easterly 50 feet to the corner of lots Nos. 19 and 20; thence with the line between said lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same westerly 50 feet to the beginning.

BEING the same property conveyed to Lawrence F. Beier, III and wife, Tammy R. Beier by deed from Roger Joseph Rotoni, II and wife, Clare Anita Rotoni of record in Book 6234, Page 151, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements and appurtenances thereto belonging, to the said Grantee, his heirs and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following:

1) Subject to 1984 taxes which have been prorated and will be paid by the grantee when due.

2) Subject to the Deed of Trust of record in Book 5234, page 154, Register's Office, Davidson County, Tennessee, which is being assumes by the Grantee.

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 Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 13th day of August, 1984.

Lawrence F. Beier III
LAWRENCE F. BEIER, III

Tammy R. Beier
TAMMY R. BEIER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAWRENCE F. BEIER, III, and wife, TAMMY R. BEIER, the Bargainors, with whom I am personally acquainted and whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

BOOK 6360 PAGE 702

WITNESS my hand and official seal at Franklin, Tennessee, this 13 day of August, 1984.

NOTARY PUBLIC

My Commission Expires:

11-17-86

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I 4 3 4 2 9

IDENTIF. REFERENCE

AUG 16 10 27 AM '84

REGISTER DAVIDSON COUNTY, TN

The actual consideration for this transfer or value of property transferred is $ 36793.20 XX. This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13 day of August, 1984.

NOTARY PUBLIC

My Commission Expires:

11-17-86

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

RECEIVED OF

FOR

BOOK 6360 PAGE 703

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
8/16/84	2648A	36793.20-	95.63 CAIT. .50 CSTAX 5.00 PRFEE CHECK	105.13-
			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 3 4 2 9

IDENTIF. REFERENCE

AUG 16 10 27 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0061417