Owner &

Tax Liability:
Charles A. Newman
4281 Bernard Rd.
Joelton Tn. 37080

This instrument prepared by:
Alec Garland
Attorney at Law
Manchester, TN 37355

29-6-50
" B.

WARRANTY DEED

BOOK 6841 PAGE 340

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, GRACE R. WILCOX, unmarried, have bargained and sold, and by these presents do transfer and convey unto CHARLES A. NEWMAN and wife, MARY ANN NEWMAN, their heirs and assigns, a one-fourth (1/4) undivided interest in and to a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, bounded and described as follows, to wit:

Beginning at an iron pin located South 07 deg. 30 min. west 159.00 feet and South 04 deg. 30 min. east 354.62 feet from a point in the southerly margin of Bernard Road; thence continuing South 04 deg. 30 min. east 928.38 feet to a point in the center of Buck Branch, then following the meanders of the center of Buck Branch North 80 deg. 35 min. west 37.00 feet to a point; thence North 52 deg. 45 min. west 110.00 feet to a point; thence North 29 deg. 45 min. west 90.00 feet to a point; thence North 51 deg. 30 min. west 120.00 feet to a point; thence North 32 deg. 30 min. west 52.00 feet to a point; thence North 84 deg. 15 min. west 89.00 feet to a point; thence North 49 deg. 15 min. west 180.00 feet to a point; thence North 52 deg. 45 min. west 114.16 feet to a point; thence North 11 deg. 45 min. west 256.0 feet to a point; thence North 34 deg. 45 min. west 200.00 feet to a point; thence North 23 deg. 15 min. west 150.00 feet to a point; thence North 06 deg. 00 min. west 213.39 feet to a point; thence leaving the center line of Buck Branch South 67 deg. 08 min. 21 sec. east 793.68 feet to an iron pin; thence in an easterly direction 50 feet to the point of beginning and containing 12.56 acres ± as surveyed by Charles B. Moseley, Jr., Surveyor, on May 19, 1977.

Also conveyed by this instrument is an access and public utilities easement between Bernard Road and this tract of land and more particularly described as follows: Beginning at a point in the southerly margin of Bernard Road; thence South 07 deg. 30 min. west 159.00 feet to a point; thence South 04 deg. 30 min. east 354.62 feet to an iron pin; the point of beginning of the real estate described above; thence in a westerly direction 50 feet to an iron pin; thence North 04 deg. 30 min. west 359.92 feet to an iron pin; thence North 07 deg. 30 min. east 189.91 feet to a point in the southerly margin of Bernard Road; thence along the southerly margin of Bernard Road and following the chord of an undefined curve North 55 deg. 20 min. 32 sec. east 56.21 feet to the point of beginning as surveyed by Charles B. Moseley, Jr., Surveyor, on May 19, 1977.

And being the remaining portion of that tract or parcel of land conveyed to the grantees and John J. Newman and Angie Newman of record in Book 3105, page 275, of the Register's Office of Davidson County, Tennessee. John J. Newman died intestate in Davidson County, Tennessee on March 13, 1970, and Angie Newman inherited his interest in this property

as the surviving tenant by the entirety. Angie Newman died intestate in Davidson County, Tennessee on January 11, 1984, leaving four surviving children: Charles A. Newman Marshall Newman, J. B. Newman and Grace R. Wilcox. By execution of this instrument, Grace R. Wilcox conveys the interest that she inherited at her mother's death.

TO HAVE AND TO HOLD the one-fourth (1/4) undivided interest in the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles A. Newman and wife, Mary Ann Newman, their heirs and assigns, forever.

AND I DO COVENANT with the said Charles A. Newman and wife, Mary Ann Newman, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title of said one-fourth (1/4) undivided interest in said land to the said Charles A. Newman and wife, Mary Ann Newman, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 5 day of March, 1986.

NOTARY PUBLIC

Grace R. Wilcox
GRACE R. WILCOX

STATE OF ARKANSAS)
)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State the within named GRACE R. WILCOX, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal at North Little Rock, Arkansas, this 5 day of March, 1986.

Betty Kirby
NOTARY PUBLIC

My Commission Expires:

BOOK 6841 PAGE 342

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2000.00
Charles A Newman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29th DAY OF April 1986.
B. Edwards
Deputy Register

95687

IDENTIFICATION REFERENCE

APR 29 11 11 AM '86

FELIX E. NILSON JR. REGISTER
DAVIDSON COUNTY, TN

MAIL ENT.

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

RECEIVED OF _____

FOR _____

BOOK 6841 PAGE 343

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

2000.00- CAMT.
5.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 14.70-
8042404/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95687.

IDENTIF. REFERENCE

APR 29 11 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242009