Owner & Tax Bills
Charles A. Newman
4281 Bernard Rd.
Joelton, Tn. 37080

29-0-050
B.P.

THIS INSTRUMENT PREPARED BY:
Charles K. Smith
Attorney at Law
108 East Main Street
Hartsville, Tennessee 37074

BOOK 6841 PAGE 344

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, RONALD NEWMAN, DONALD NEWMAN, RICHARD NEWMAN, AND RICHARD NEWMAN AS CONSERVATOR FOR JOHN WAYNE NEWMAN, 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. On June 18, 1985, J. B. Newman died and was survived by his four children: Ronald Newman, Donald Newman, Richard Newman, and John Wayne Newman. By execution of this instrument, Ronald Newman, Donald Newman, Richard Newman, and Richard Newman as Conservator for John Wayne Newman, convey the interest they inherited at their father'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 WE DO COVENANT with the said Charles A. Newman and wife, Mary Ann Newman, 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.

AND WE DO FURTHER COVENANT and bind ourselves, our 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 our hands, this 31st day of March, 1986.

RICHARD NEWMAN

RONALD NEWMAN

RICHARD NEWMAN AS CONSERVATOR FOR JOHN WAYNE NEWMAN

DONALD NEWMAN

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ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1986.

Cecelia A. Bearden
NOTARY PUBLIC

My Commission Expires:
My Commission Expires April 19, 1987

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1986.

Cecelia A. Bearden
NOTARY PUBLIC

My Commission Expires:
My Commission Expires April 19, 1987

95688

IDENTIFICATION REFERENCE

APR 29 11 31 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 24th DAY OF April 1986.
B. Edwards
Deputy Register

MAIL EXP.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RICHARD NEWMAN, Individually and as Conservator for JOHN WAYNE NEWMAN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1986.

Cecelia A. Bearden
NOTARY PUBLIC

My Commission Expires:

My Commission Expires April 13, 1987

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
12.00 WDEED
CHECK 17.70-
0043A04/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95688

IDENTIFICATION REFERENCE

APR 29 11 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242010