THIS INSTRUMENT PREPARED BY:

Watts & Underwood, Attorneys
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

Mail

BOOK 7223 PAGE 991

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Newman (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	MAP 83-10
411 Avondale Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PARCEL 92
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	23W-17215

FOR AND IN CONSIDERATION of the sum of FORTY-THREE THOUSAND FIVE HUNDRED AND NO/100---------- *Dollars.*

Caron L. Petersen and Jan Stewart

have this day bargained and sold, and do hereby transfer and convey unto the said James W. Newman and wife, Jo Carolyn Newman *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING the southerly 20.0 feet of Lot No. 118, all of Lot No. 119 and the northerly 10.0 feet of Lot No. 120 on the Map of McEwen Place, as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee.

SAID parts of Lots 118 and 120 and all of Lot No. 119 front together 60.0 feet on the easterly side of Avondale, formerly North 18th Street or Irvins Street and runs back between parallel lines 128.0 feet to an alley.

BEING the same property conveyed to Caron L. Petersen and Jan Stewart, tenants in common with right of survivorship by deed from Richard A. Sneed of record in Book 6185, page 521, Register's Office for Davidson County,. Tennessee.

2169.2

IDENTIFICATION REFERENCE

MAY 4 1 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is $* --43,500.00--

Subscribed and sworn to before me this the 29th *day of* April, *19*87

My commission expires: 3/11/90 *(Affix Seal)*

Affiant James W. Newman

Notary Public Mitchell A. Watts

This is improved (X) property, known as 411 Avondale Drive (*House Number*) (*Street*) Nashville, Tennessee 37206 (*P.O. Address: City or Town*)

unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 29th *day of* April, *19*87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Caron L. Petersen
Caron L. Petersen

Jan Stewart
Jan Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Caron L. Petersen and Jan Stewart

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* April, *19* 87.

Mitchell A. Watts *Notary Public*

Commission expires 3/11/90

Mitchell A. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
Caron L. Petersen & Jan Stewart

TO
James W. Newman and wife, Jo Carolyn Newman

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

43500.00- CAMT.
121.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.30-
2341A05/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2169.2

IDENTIFICATION REFERENCE

MAY 4 1 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76985