B 7441

WARRANTY DEED

FROM: George Charles Newcomer, Jr.
Grantor

TO: Ailsa M. Newman
Grantee

This instrument was prepared by
Daniel W. Small
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
208 Longwood Court Nashville, TN 37215	Ailsa M. Newman	117-9-B-24-CO Field Book Numbers 07DA 79601

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventy Thousand and no/100 Dollars ($170,000.00).

Ailsa M. Newman

Ailsa M. Newman

SUBSCRIBED AND SWORN TO before me, this the 31st day of March, 1988.

Notary Public

My Commission Expires: 11/10/91

FOR AND IN CONSIDERATION OF the sum of One Hundred Seventy Thousand and no/100 Dollars ($170,000.00), the receipt and sufficiency of which are hereby acknowledged, George Charles Newcomer, Jr. Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Ailsa M. Newman, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

DESCRIPTION

Land in Davidson County, Tennessee, being Lot no. 24 on the Plan of Longwood Subdivision of record in Book 5200, page 86 Register's Office for said County.

Said Lot no. 24 fronts 60.00 feet on the westerly margin of Longwood Court and extends back 96.68 feet on its southerly line and 96.21 feet on its northerly line, to a line in the rear measuring 60.00 feet thereon.

Being the same property conveyed to George C. Newcomer and wife, Elizabeth J. Newcomer by deed from Creason Clayton Construction Company, Inc. of record in Book 5431, page 359. Register's Office For Davidson County Tennessee. The said parties having since died, with George C. Newcomer, Sr. having predeceased Elizabeth J. Newcomer. And being the same property devised to George Charles Newcomer, Jr., as devisee under the will of Elizabeth F. Newcomer, deceased, as of record in Will Book 137, page 314, in the Office of the Probate Court Clerk of Davidson County, Tennessee.

This is improved property, known as 208 Longwood Court, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes which have been prorated and will be paid by Grantee.

2. Rules and Regulations of the Longwood Homeowner's Association and Association dues; presently said dues are $135.00 per quarter for maintenance fees; the dues through March 31, 1988 have been paid by Grantor and will be the responsibility of Grantee thereafter.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 5200, page 86, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 5344, page 353, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers and/or storm drainage of record in Book 5287, page 712, said Register's Office.

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands on this 31st day of March, 1988.

GRANTORS:

George Charles Newcomer Jr.
George Charles Newcomer, Jr.

Carolyn Johnson Newcomer
Carolyn Johnson Newcomer

STATE OF ALABAMA)
COUNTY OF Jefferson)

Personally appeared before me, Cheryl L. Lawson a Notary Public of said County and State, Carolyn Johnson Newcomer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of March, 1988.

Cheryl L. Lawson
Notary Public

My Commission Expires: My Commission Expires Sept. 4, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne M. Menkin, a Notary Public of said County and State, George Charles Newcomer, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

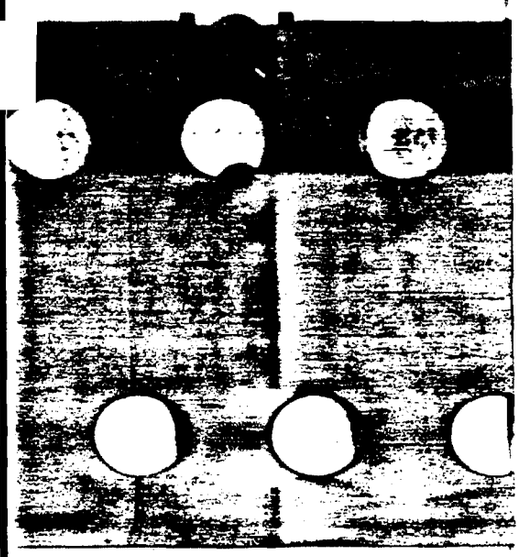
Witness my hand, at Office, this 31st day of March, 1988.

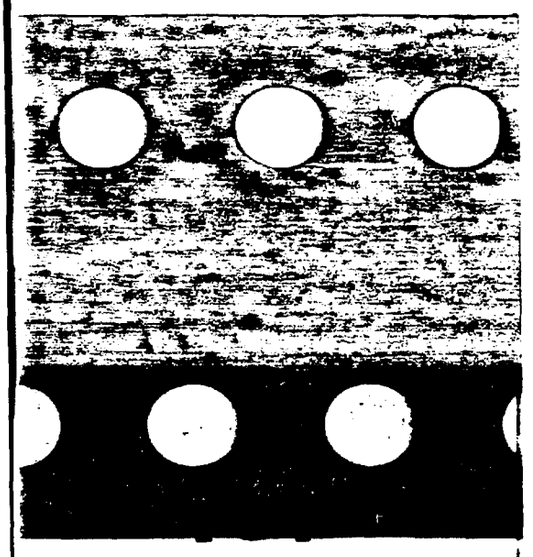
Suzanne M. Menkin
Notary Public

My Commission Expires: Sept. 9, 1989

FELIX Z WILLIAMS
DAVIDSON COUNTY
REGISTER
MAR 31 8 55 AM 88
IDENTIFICATION
75222

1888S/03-28-88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7504 PAGE 978

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

DAMT	
	170000.00
CON TX	476.00
PRFEE	0.50
WDEED	9.00
TOTAL	485.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 485.50

03/31/88 01 15:33 0001 1657

17522

IDENTIFICATION REFERENCE

MAR 31 3 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76184