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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF May

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Thomas W. & Karen G. Newman	Home Savings of America, F. A.	Map 160-11-A
(NAME)	(NAME)	
5544 Hearthstone Lane	P. O. Box 7075	Par. 73 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027	Pasadena, CA 91109-7075	06DU-81642
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. John W. Coleman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO 2665 05/31 010 01CHECK 482.22
TRANSFER AND CONVEY UNTO Thomas W. Newman and wife, Karen G. Newman

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 73 on the Plan of Hemmingwood, Phases I, II, III and IV of record in Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John W. Coleman, unmarried, by deed from Homes By Heritage, Inc., a Tennessee corporation, of record in Book 7172, page 760, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by Home Savings of America. F. A. of record in Book 7172, page 763, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee.

This conveyenace subject to: All things and matters set forth in Heritage Heights Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6892, page 540 and Book 6925, page 268, wherein the name of Heritage Heights was changed to Hemmingwood, all of record in Register's Office for Davidson County, Tennessee. Amendments of record in Book 6948, page 268, Book 7269, page 387 and Book 7474, page 205, said Register's Office. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County, of record in Book 6728, page 673, said Register's Office.

Such easements and setback lines of record in Plat Book 6900, pages 6, 7 and 8, said Register's Office, and Quitclaim Deed from Homes by Heritage to Hemmingwood Homeowner's Association, Inc. of record in Book 6962, page 404, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5544 Hearthstone Lane Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whereever 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 my hand this 27th day of May, 19 88

John W. Coleman

John W. Coleman

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, John W. Coleman
(Name of natural person executing the instrument)

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 4th day of May 1988.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Official capacity of officer)

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, and who further acknowledged that __ he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
John W. Coleman

TO
Thomas W. Newman and wife,
Karen G. Newman

This form compliments of:

title escrow, inc.

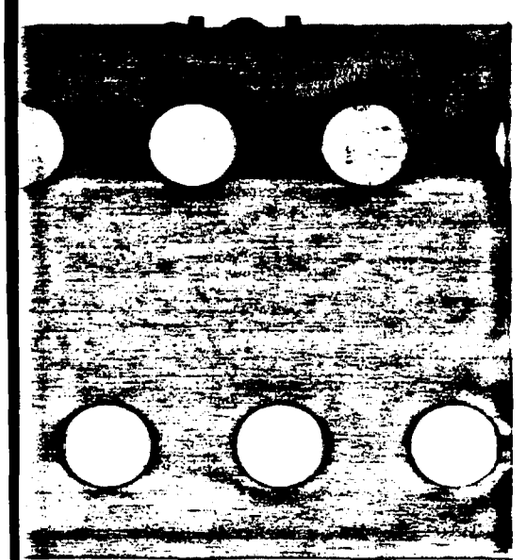
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

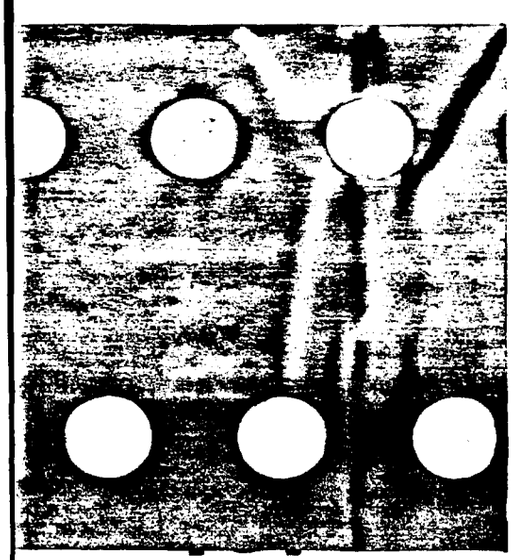
35221

IDENTIFICATION REFERENCE

MAY 31 3 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 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

CAMT 169900.00
CON TX 475.72
PRFEE 0.50
WDEED 6.00
TOTAL 482.22
CHECK 482.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
05/31/88 01 15:24 0001 2685

35221

IDENTIFICATION REFERENCE

MAY 31 3 22 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96795