(2x 14

BOOK 8411 PAGE 671

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 91

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisner, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Jeffrey Newman (NAME)	Fidelity Federal Bank (NAME)	Map 162-07
116 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 125
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nasnville, Tennessee 37219 (CITY) (STATE) (ZIP)	05DU 41356

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, WE, Paul S. Charlton and wife, Cyntnia A. Charlton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Newman and wife, Wilma Gail 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:

Land in Davidson County, Tennessee, being Lot No. 4 on tne Plan of Anticon Park, Section 6-A, of record in Plat Book 4955, Page 94, Register's Office for said County, to wnicn reference is made for a more complete description. Said Lot NO. 4 fronts 50.12 feet on tne nortnerly side of Tusculum Road and fronts 110.52 feet on tne easterly side of Leesnan Court said frontage being joined by a curve naving a distance of 39.22 feet and runs back 143.84 feet on the easterly lot line and 81.41 feet on tne nortnerly lot line to a point of intersection.

Being tne same property conveyed to Paul S. Cnarlton and wife, Cyntnia A. Cnarlton by Deed from Randall D. Stinson and wife, Cyntnia G. Stinson, of record in Book 7446, Page 555, Register's Office for Davidson County, Tennessee

Tnis conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rignts for public utilities applicable to tnis property; and taxes for tne current year wnicn nave been prorated and assumed by tne Grantee(s) herein.

Tnis instrument is executed on benalf of Cyntnia A. Cnarlton by Paul S. Cnarlton as ner Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8411, Page 670, in tne Register's Office for Davidson County, Tennessee.

This is {unimproved (X) / improved (X)} property, known as 116 Tusculum Road, Antioch, TN 37013
(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. Wherever 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 hand s this 31st day of July, 19 91

Paul S. Charlton
Paul S. Cnarlton

Cyntnia A. Charlton
By: Cyntnia A. Charlton
Paul S. Cnarlton, Attorney-in-fact
by Paul S. Charlton

STATE OF TENNESSEE
Davidson County

BOOK 8411 PAGE 672

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul S. Charlton, the bargainor, 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 and official seal at Antioch, Tennessee, this 31st day of July, 19 91.

Notary Public

Commission Expires 10-9-91

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

9914 08/01 0101 03CHECK 280.43

WARRANTY DEED 3596

FROM Paul S. Charlton and wife, Cynthia A. Charlton

IDENTIFICATION REFERENCE

TO Jeffrey Newman and wife, Gail Newman

AUG 1 4 07 PM '91

Filed & Recorded

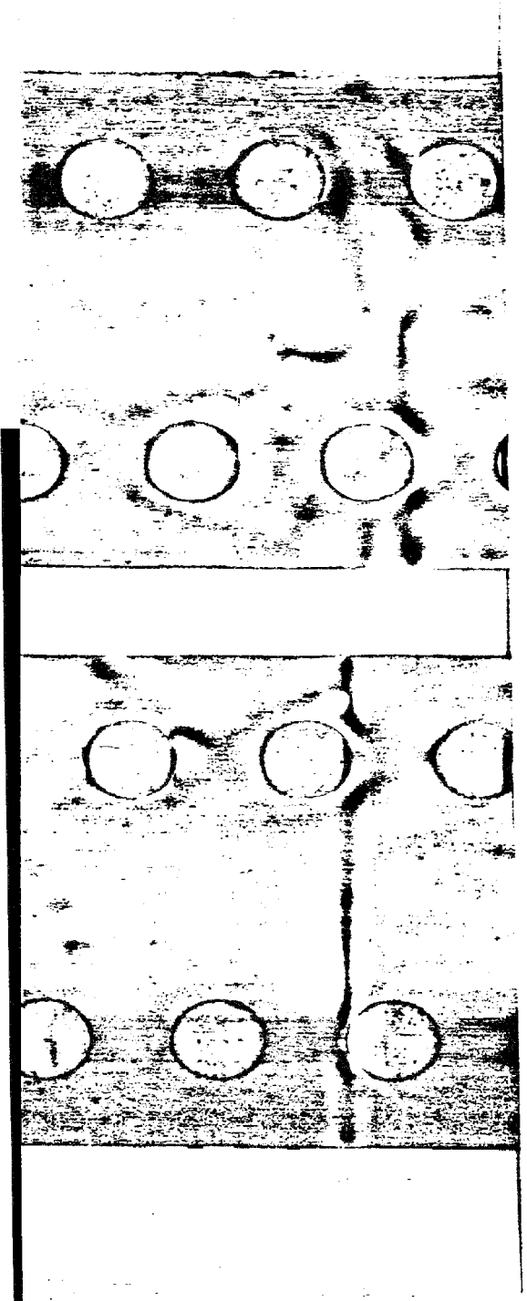
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 1991 before me personally appeared Paul C. Charlton, the person who executed the foregoing instrument on behalf of Cynthia A. Charlton and acknowledged that he executed the same as the free act and deed of the said Cynthia A. Charlton through Power of Attorney granted him by the said Cynthia A. Charlton.

Notary Public

Commission Expires:10-9-91



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 73900.00
CON TX 273.43
PRFEE 1.00
WDEED 6.00
TOTAL 280.43
CHECK 280.43

08/01/91 01 16:09 0001 9914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3596 I.

IDENTIFICATION REFERENCE

AUG 1 4 07 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 446512