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WARRANTY DEED BOOK 8453 PAGE 242

FROM: Lee Chira, Trustee, Grantor

TO: John W. Newton and wife, Jane A. Newton, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
John W. Newton
6932 COLLINSWOOD DRIVE
NASHVILLE, TN 37221

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes
NATIONAL MORTGAGE COMPANY
4041 Knight Arnold Road
Memphis, TN 38118

Map-Parcel Numbers
155-8C-217

SEP 30 3 17 PM '91
JOINT JEFFERSON
5.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thirty-Three Thousand Nine Hundred Dollars ($133,900).

Robert N. Buchanan III Attorney in fact
Affiant for Lee Chira

SUBSCRIBED AND SWORN TO before me, this the 30th day of September, 1991.

Notary Public

My Commission Expires: 9/25/93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Lee Chira, Trustee, and individually, /Grantor, has bargained and sold, and by these presents does transfer and convey unto the said John W. Newton and wife, Jane A. Newton, Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

JCNB only in fact Lee Chira

Land in Davidson County, Tennessee being Lot No. 217 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Grantor as Trustee, with full power to sell without joinder of any beneficiary, from Nashville Properties Partnership by deed of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee, and by quitclaim deed from William C. Demetree of record in Book 8453, page 240, Register's Office for said County.

Grantor herein also conveys the water tap and sewer tap for said lot.

This is ___improved property known as 6932 COLLINSWOOD DRIVE, Nashville, Tennessee. 37221

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, and Book 7270, page 648;** said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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, successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have 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 Grantees, their 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.

** and Charter for Poplar Creek Estates Homeowners' Association of record in Book 7964, page 33;

Deed from Lee Chira, Trustee
to

Witness my hand this 30th day of Sept., 1991.

LEE CHIRA, TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, Lee Chira, Trustee, and individually 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 30 day of Sept, 1991.

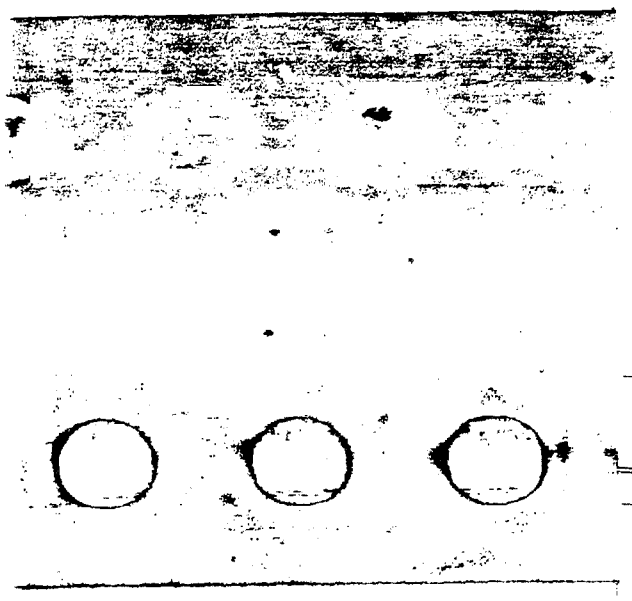
Robert N. Buchanan
Notary Public

ROBERT N. BUCHANAN, III NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 3-4-92

5362 09/30 0101 03CHECK 505.43

8068R



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

RECEIVED OF _____

FOR _____

BOOK 8453 PAGE 245

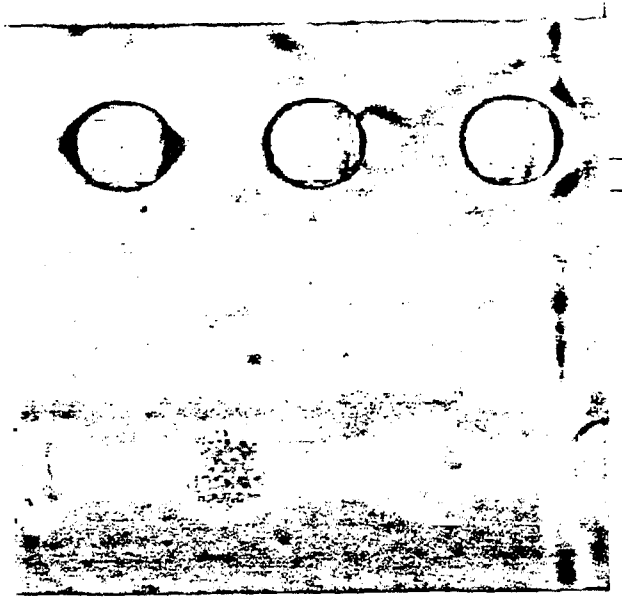
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
133900.00
CON TX 495.43
PRFEE 1.00
WDEED 9.00
TOTAL 505.43
CHECK 505.43

09/30/91 01 15:17 0001 5362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5.00

IDENTIFICATION REFERENCE

SEP 30 3 17 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 463509