Pre by
Joseph Pitts
1st American Center
c/o Chicago title
Suite 105 Nashville TN 37238-0105

BOOK 8532 PAGE 953

By 35
265 306

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John & Judy Newell	SAME	part of Map 76- 1
(NAME)	(NAME)	
4041 Drakes Branch Rd		parcels 4 & 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ---------- Ten and no/100 ----------
---------- ($10.00)----------
Dollars,

Cash in hand paid by John W. Newell and wife, Judy A. Newell and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Maxine Bradley and Judy A. Newell, Co-Administratrixes of the Estate of Richard Ira Cockrill
have this day bargained and sold, and do hereby transfer and convey unto the said John W. Newell and wife, Judy A. Newell

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

7.8.31 6.

IDENTIFICATION REFERENCE

JAN 22 12 33 PM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,000.00

Subscribed and sworn to before me this the 21st *day of* January *19* 92

My commission expires: 1-23-93 *(Affix Seal)*

Affiant

Notary Public

This is improved (✓) property, known as 533 Tulip Grove Road, Hermitage, Tennessee
unimproved ( )
(House Number) (Street) P.O. Address: (City or Town)

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 21st *day of* January *19* 92, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Estate of Richard Ira Cockrill

Maxine Bradley
By: Maxine Bradley, Co-Administrator

Judy A. Newell
Judy A. Newell, Co-Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK S532 PAGE 954

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

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

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cynthia O'Dell, a Notary Public in and for said County and State, Maxine Bradley and Judy A. Newell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Administratrixes of the Estate of Richard Ira Cockrill 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 21st day of January, 1992.

Notary Public

My Commission Expires: 1/23/93

WARRANTY DEED

FROM

TO

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

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

To find the point of beginning start at a concrete monument at the northeast corner of Tulip Grove Subdivision Section Ten of record in Plat Book 5800 page 199 in the Register's Office of Davidson County, Tennessee; Thence, South 26 degrees 40 minutes 29 seconds East 89.51 feet to an iron pin at the point of Beginning, said pin being at the intersection of the easterly right-of-way of Tulip Grove Road and the southerly boundary line of property owned by Jackie Ray Brown of record in Deed Book 5084 page 385 in said Register's Office; Thence, with said boundary line South 82 degrees 47 minutes 50 seconds East 279.33 feet to an iron pin in the westerly boundary line of property owned by Anthony King and Jessie L. Starks of record in Deed Book 7255 page 16 and Deed Book 5754 page 740 in said Register's Office; Thence, with said boundary line South 4 degrees 13 minutes 27 seconds West 316.81 feet to a concrete monument at the northwest corner of Tulip Grove Woods Phase 1 of record in Plat Book 6200 page 69 in said Register's Office; Thence, with said Tulip Grove Woods westerly boundary line South 4 degrees 35 minutes 46 seconds West 299.15 feet to an iron pin; Thence, with the northerly boundary line of property owned by C.J. Cockrill, Jr. etux of record in Deed book 3247 page 297 in said Register's Office North 86 degrees 55 minutes 59 seconds West 300.98 feet to an iron pin in said Tulip Grove Road right-of-way; Thence, with said right-of-way as follows: North 5 degrees 45 minutes 00 seconds East 327.96 feet to the beginning of a curve concave to the east with a radius of 3686.68 feet and a central angle of 1 degree 32 minutes 00 seconds, with the chord being North 6 degrees 31 minutes 00 seconds 98.66 feet; Thence, with said curve an arc distance of 98.66 feet to the point of tangency; Thence, North 7 degrees 17 minutes 00 seconds East 210.42 feet to the point of beginning containing 4.21 acres.

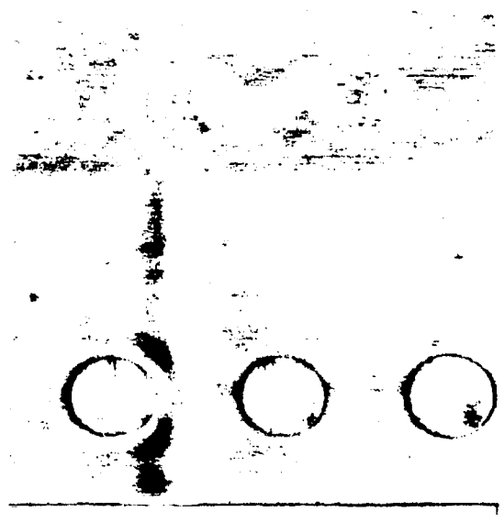
Being a portion of the property conveyed to Ira Cockerel and wife, Lillian Cockerel, by deed from Lenna McClain Shute, Levi McClain, Charles McClain and Georgia McClain Essex, as the only heirs-at-law of G. W. McClain, deceased, of record in Book 2014, page 355, Register's Office of Davidson County, Tennessee; Ira Cockerel having since died, having been predeceased by Lillian Cockerel. Said Ira Cockerel having been also known as Ira Cockrell, Ira Cockrill, and Richard Ira Cockrill

9805 01/22 1101 03CHECK 257.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



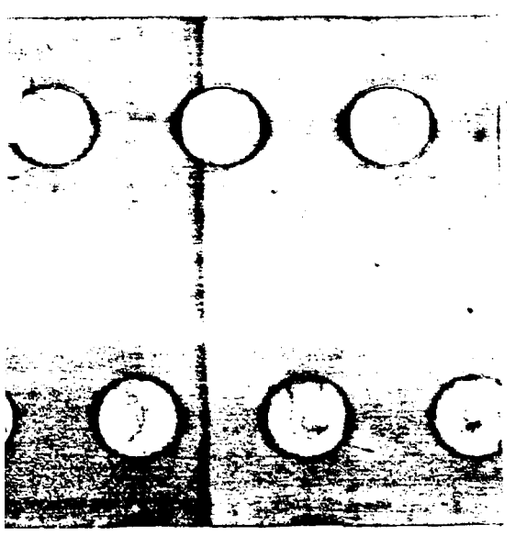
RECEIVED OF _____

FOR _____

BOOK 8532 PAGE 956

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
				CAMT 67000.00
				CON TX 247.90
				PRFEE 1.00
				WDEED 9.00
				TOTAL 257.90
				CHECK 257.90
01/22/92	01			12:34 0001 8805



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.3.1 6.

IDENTIFI REFERENCE

JAN 22 12 39 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 495195