THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

Misc.

BOOK 8701 PAGE 468

ADDRESS NEW OWNER:

DEBORAH F. ROSS, UNMARRIED
6259 Kenwood Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 43-16
PARCEL 115

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00, THIS 28TH DAY OF JULY, 1992.

Deborah F. Ross
AFFIANT

Subscribed and sworn to me, this the 28TH day of JULY, 1992.

Denise C. Allen
Notary Public
My commission expires: 5-11-96

36651

IDENTIFICATION REFERENCE

AUG 14 9 58 AM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LARRY E. NEWLAND, unmarried, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said DEBORAH F. ROSS, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1227 BUBBLING WELL RD., MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 28TH day of JULY, 1992.

Larry E. Newland

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry E. Newland, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 28TH day of JULY, 1992.

notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 63 in the Kingsway Green Subdivision, a plat of which is of record in Book 3842, page 227, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Newland, deceased, by Installment Deed from James M. Arledge and wife, Alice Arledge, of record in Book 8035, page 227, Register's Office for Davidson County, Tennessee, the said James E. Newland having since died testate and by his Last Will and Testament, of record in Will Book 177, page 384, County Court Clerk's Office, Davidson County, Tennessee, all of his real property was devised to his two sons, Larry E. Newland and Roger L. Newland. For the purpose of dividing assets in a fair and equitable manner, Roger L. Newland conveyed his right, title and interest in and to the herein property to Larry E. Newland, the Grantor herein, by Quitclaim Deed of record in Book 8576, page 725, said Register's Office.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. Restrictive covenants contained in instrument of record in Book 4280, page 68, said Register's Office.

3. All matters set forth on the Plan of record in Book 3842, page 227, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Bubbling Well Road and a 25-foot easement for public utility and drainage purposes along the north line of said lot.

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

RECEIVED OF _____

FOR _____

BOOK 8701 PAGE 471

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WAPRANTY 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	19000.00
			CON TX	70.30
			PRFEE	1.00
			WDEED	12.00
			TOTAL	83.30
			CHECK	83.30
08/14/92	01		10:00 0001	0526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3665 I.

IDENTIFT REFERENCE

AUG 14 9 58 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 560304