BOOK 8743 PAGE 216

50329

SEP 30 3 58 PM '92

REGISTER'S OFFICE REFERENCE

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, P.C.
Post Office Box 3079
Nashville, Tennessee 37219-0079

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Benjamin F. Newsom, Jr. and wife, Cheryl A. Newsom 2941 Rich Acres Drive Nashville, TN 37207	Third National Bank in Nashville P.O. Box 100 Murfreesboro, TN 37133-0100	Map # 60-07 Parcel # 85

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, DOROTHY M. DAVIS BOONE, UNMARRIED, does hereby transfer and convey unto BENJAMIN F. NEWSOM, JR., and wife, CHERYL A. NEWSOM, their successors and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in 12th, formerly the 17th, Civil District of said County and State, being Lot No. 10 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, Pages 50 and 51, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Stanwyck Drive at the northeast corner of Lot No. 11 on said plan; thence with said Drive, eastwardly 184.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southeastwardly 39.27 feet to a point on the westerly margin of Rich Acres Drive; thence with said Drive, southwardly 174 feet to the northern boundary line of the property owned by Maud Robinson; thence with said line, North 83 degrees 14 minutes West 205.9 feet to the southeast corner of said Lot No. 11; thence with the line between said Lots Nos. 10 and 11, northwardly 190.5 feet to the beginning.

Being the same property conveyed to George B. Davis and wife, Dorothy M. Davis by deed from Richmond Homes, Inc. of record in Book 2494, Page 623, and conveyed to Dorothy M. Davis by deed from George B. Davis of record in Book 3035, Page 481, Register's Office for Davidson County, Tennessee.

This land is improved property known as 2941 Rich Acres Drive, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said BENJAMIN F. NEWSOM, JR. and wife, CHERYL A. NEWSOM, their heirs, successors and assigns forever.

The undersigned covenants with the said BENJAMIN F. NEWSOM, JR. and wife, CHERYL A. NEWSOM, that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1992 which are prorated to the date of closing and paid by the Grantor.

2. Matters set forth on the Plan of record in Book 2331, Page 51, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 2444, Page 32, and Book 2446, Page 47, Register's Office for Davidson County, Tennessee.

Except as set forth above, the undersigned does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said BENJAMIN F. NEWSOM, JR. and wife, CHERYL A. NEWSOM, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30 day of September, 1992.

Dorothy M. Davis Boone
DOROTHY M. DAVIS BOONE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Dorothy M. Davis Boone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 1992.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

1717 09/30 0101 08 CHECK 279.10

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $73,000.00.

Benjamin F. Newsom
BENJAMIN F. NEWSOM, JR.

Sworn to and subscribed before me this 30th day of September, 1992.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

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 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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

09/30/92 01 15:58 0001 1717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50329

IDENTIFICATION REFERENCE

SEP 30 3 58 PM '92

DAVIDSON COUNTY, TN

No. 575298