This Instrument Prepared By:
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 8842 PAGE 310

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Virginia L. Newsom, et al 1003 Maplehurst Avenue Nashville, TN 37204	Atlantic Coast Mtg. Co. Ste. 400, 12700 Lakes Circle Fairfax, VA 22033	Map 132-01 Parcel 9

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, BRENDA F. HUDDLESTON, NOW KNOWN AS BRENDA F. HAYES, hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto VIRGINIA L. NEWSOM, UNMARRIED, A ONE-HALF UNDIVIDED INTEREST AND TO CHARLES K. NEWSOM AND WIFE, JO B. NEWSOM, A ONE-HALF UNDIVIDED INTEREST, HOLDING TITLE TOGETHER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, WITH CHARLES K. NEWSOM AND WIFE, JO B. NEWSOM HOLDING THEIR ONE-HALF UNDIVIDED INTEREST TOGETHER AS TENANTS BY THE ENTIRETIES, hereinafter "GRANTEES", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 3 and the westerly part of Lot No. 4, a triangular part of Block No. 14 on the Map of College Park, of record in Book 843, page 29, Register's Office for said County, and which said parts adjoin are described separately as follows:

Said northerly part of Lot No. 3 fronts 55 feet on the south side of Maplehurst Avenue and runs back 141.5 feet, more or less, on the west line and 140 feet on the east line, to the north line, which measures 55.9 feet thereon of the property conveyed to Tom H. Southerland et ux, by deed from William M. Merry et ux, of record in Book 2994, page 222, Register's Office for said County.

Said part of Lot No. 4 is described as follows: BEGINNING at an iron stake in the southerly margin of Maplehurst Avenue, being the northeast corner of Lot No. 3 and the northwest corner of Lot No. 4; thence south 14 degrees 38 minutes West 140 feet with the original property line between Lots Nos. 3 and 4; thence South 88 degrees 2 minutes East 9 feet to an iron pin; thence North 11 degrees 5 minutes East 138.1 feet to the point of beginning.

Being the same property conveyed to Brenda F. Huddleston by deed from Steve R. Dozier and wife, Lisa C. Dozier of record in Book 7074, page 658, Register's Office for Davidson County, Tennessee, the said Brenda F. Huddleston is now known as Brenda F. Hayes.

Steve Hayes joins in this conveyance for the sole purpose of conveying any marital interest he may have in this property as spouse of Brenda F. Hayes.

This is improved property known as 1003 Maplehurst Avenue, Nashville, Tennessee.

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, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as may be set forth above.

GRANTOR does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 15th day of January, 1993.

Brenda F. Hayes

Brenda F. Hayes

Steve Hayes

Steve Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brenda F. Hayes and husband, Steve Hayes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of Jan, 1993.

Notary Public

My Commission Expires: 3-25-95

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

* * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Virginia L. Newsom

Affiant

Subscribed and sworn to before me this 15 day of Jan, 1993.

Notary Public

My Commission Expires: 3-25-95

83402

IDENTIFICATION REFERENCE)

JAN 15 4 26 PM '93

ELLA Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

PICK-UP

5743 01/15 0101 03CHECK 286.50

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
01/15/93	01			16:25 0001 6743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83402

IDENTIFICATION REFERENCE

JAN 15 4 26 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 611496