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PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34730)
Dav. Co. File: Box 8

STERLING WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 91000.00

Sterling Clark Newton Jr.
Affiant

Sworn and subscribed before me this
1st day of March, 1994.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sterling Clark Newton, Jr.<br>Andrea Kay Newton<br>1810 Natchez Trace<br>Nashville, TN 37212 | Fleet Real Estate Funding Corp.<br>324 West Evans Street<br>Florence, SC 29501-0537 | 104-11-008 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Moises Saul and spouse, Elizabeth U. Saul,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sterling Clark Newton, Jr. and spouse, Andrea Kay Newton,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Map Showing Rich Re-Subdivision of Lots No. 17-18-19-33-34 & 35 & Original Lots No. 20 to 32 inclusive and 36 to 46 inclusive in Marshall and Stokes Subdivision of record in Book 547, page 172, Register's Office for said County.

Said Lot No. 1 fronts 76 feet on the easterly margin of 28th Avenue or Compton Road, now known as Natchez Trace and extends back along the northerly margin of Acklen Avenue, formerly Marshall Avenue 152.9 feet on the southerly line and 152.6 feet on the northerly line to a dead line in the rear, measuring 76 feet thereon.

Being the same premises conveyed to Moises Saul and spouse, Elizabeth Ure-Saul by deed from Thomas R. Barr and Barbara Marie Grosso Barr of record in Book 8456, page 625, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to CTX Mortgage Company, of record in Book 9102, page 765, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This instrument is executed on behalf of Moises Saul and Elizabeth U. Saul by Joann Tomlin as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 1810 Natchez Trace, Nashville, TN 37212

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 1st day of March, 1994.

Moises Saul

**Moises Saul, By: Joann Tomlin, Atty-In-Fact**

Elizabeth U. Saul

**Elizabeth U. Saul, By: Joann Tomlin, Atty-In-Fact**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joann Tomlin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Moises Saul and Elizabeth U. Saul**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of March, 1994.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires:_____

EXP. 7/27/96

**EXHIBIT "A"**
**To**
**WARRANTY DEED** PICK-UP

**FROM: Moises Saul and Elizabeth U. Saul**

**TO: Sterling Clark Newton, Jr. and Andrea Kay Newton**

FELIX ... REGISTER DAVIDSON COUNTY, TN.

94 MAR -1 PM 2:39

221.94

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**Joann Tomlin, Affiant**

Sworn to and subscribed before me this

1st day of March, 1994.

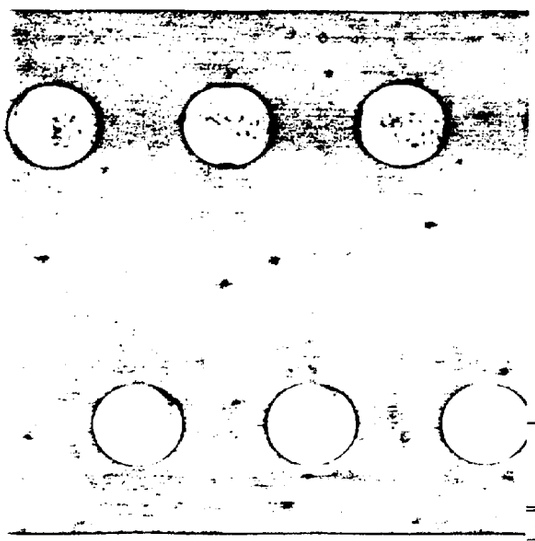
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

EXP. 7/27/96

My Commission Expires:_____

5090 13/01 0101 03CHECK 345.70



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

RECEIVED OF _____

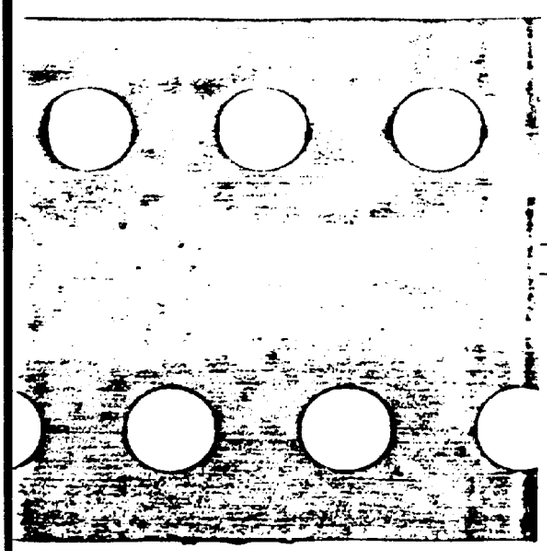
FOR _____

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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 91000.00 |
| | | | | CON TX 336.70 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 345.70 |
| | | | | CHECK 345.70 |

03/01/94 01 14:40 0001 6090



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

22,914
IDENTIFICATION REFERENCE

94 MAR -1 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 761532