BOOK 9637 PG 319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,600.00.

Roger L. Newland
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 1995.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Roger L. Newland 164 Scalf Dr. Madison Tenn. 37115	SAME AS NEW OWNER	43-15-156

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **SARAH N. HUMPHREY**, (the "Grantor") has this day bargained and sold, and do hereby transfer and convey unto the said **ROGER L. NEWLAND**, (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lots 13 and 14 in Block "A" of the Anderson Subdivision on Old Hickory Boulevard, Madison, Tennessee, by W. E. Southgate, Surveyor, as of record in Book 974, pages 36, 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah N. Humphrey, by deed of record in Book 5645, page 462, and by quitclaim deed from James E. Humphrey, of record in Book 9448, page 955, Register's Office, Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his 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 the same is unencumbered, except 1995 State & County taxes, prorated and assumed in full by the Grantee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 4th day of April, 1995.

BOOK 9637 PG 350

Sarah N. Humphrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Sarah N. Humphrey, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 4th day of April, 1995.

Diane M. Cahill
NOTARY PUBLIC

My Commission Expires: 4/21/96

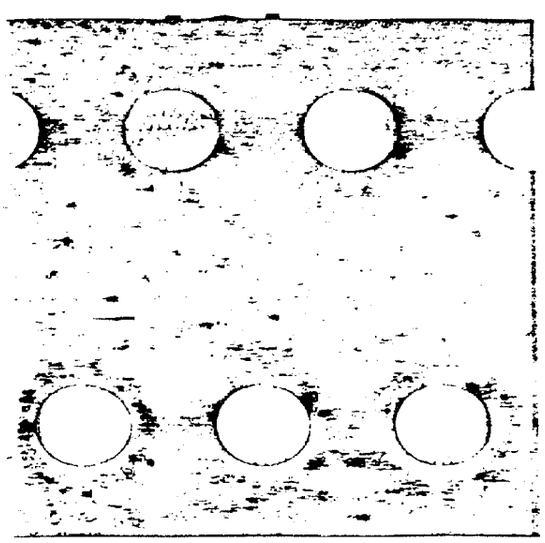
7566 04/05 0101 03CHECK 37.12

95 APR -5 AM 8:40

FELIX DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

48544



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 9637 PG 351

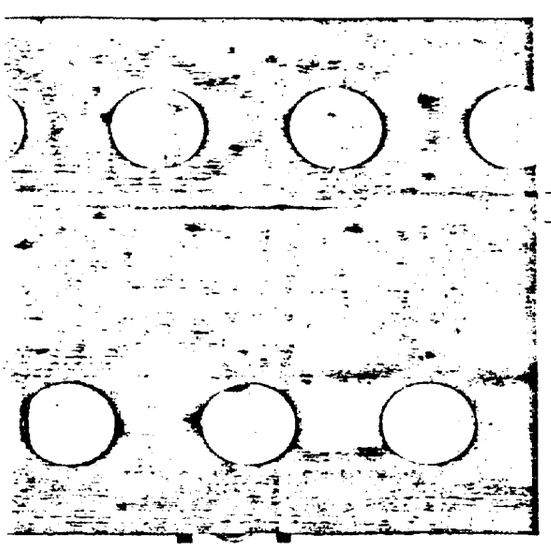
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	7600.00
CONV TX	28.12
PRFEE	1.00
MDEED	8.00
TOTAL	37.12
CHECK	37.12

04/05/95 01 08:39 0001 7566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48544

IDENTIFICATION REFERENCE

95 APR -5 AM 8:40

No. 897089