BOOK 9762 PG 727

2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jonathan Gould (NAME) | First Republic Mortgage Corp. (NAME) | 3DX-00316 |
| 2793 Riverbend Drive (ADDRESS) | 3310 West End Ave., Ste 480 (ADDRESS) | 62-02A-205 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Shaun P. Newman and wife, Lisa K. Newman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Gould, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 213 of the Subdivision of River Trace Estates, Phase 1, Section 3, of record in Book 6250, page 995, as amended in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Shaun P. Newman and wife, Lisa K. Newman, by deed from Fox Ridge Homes, Inc., of record in Book 9562, Page 799, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 615; Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370; By-Laws of record in Book 6851, page 390; Charter of Homeowner's Association of record in Book 6851, page 363; Transmission Line Easements of record in Book 1163, page 341 and Book 3958, page 595; Flowage Easement of record in Book 2022, page 83; all of record in the Register's office for Davidson County, Tennessee.

95 AUG 15 AM 9:27
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
0089697

unimproved ( )
This is improved (X) property, known as 2793 Riverbend Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of August 19 95

Shaun P. Newman By: Mark E. Lonsway, Attorney-In-Fact

Lisa K. Newman By: Mark E. Lonsway, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9762 PG 728

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Mark E. Lonsway with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney in Fact for Shaun P. Newman and wife Lisa K. Newman the within named bargainor, and that he/she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Shaun P. Newman and wife Lisa K. Newman the bargainor by the said Mark E. Lonsway as such Attorney in Fact.

Witness my hand and official seal at Brentwood, Tennessee on this the 9th day of August, 1995.

IVANDA FAYE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission expires: My Commission Expires September 28, 1997

2680 08/15 0101 03CHECK 391.95

**WARRANTY DEED**

**FROM**

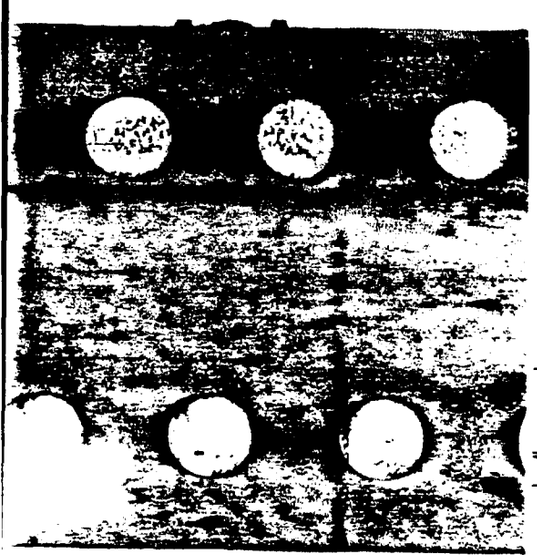
Shaun P. Newman and wife, Lisa K. Newman

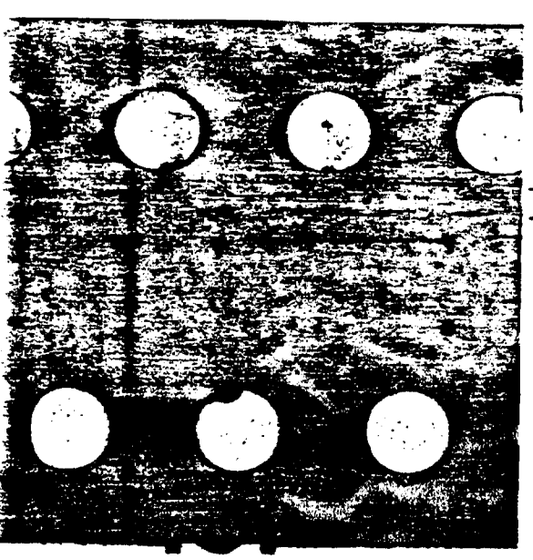
**TO**

Jonathan Gould

**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9762 PG 729

| | | |
|---|---|---|
| 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 103500.00
CON TX 382.95
PRFEE 1.00
WDEED 8.00
TOTAL 391.95
CHECK 391.95

08/15/95 01 09:28 0001 2680

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

0089697 - IDENTIF. ← REFERENCE

95 AUG 15 AM 9:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 941664