BOOK 9773 PG 550

PREPARED BY:
JERRY D. HUNT
ATTORNEY AT LAW
102 EAST MAIN STREET
LEBANON, TN 37087

SEND TAX BILLS TO:
James Newman
411 Avondale Dr.
Nashville TN 37206
MAP 91-6 PARCEL 338

WARRANTY DEED

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 all of which is hereby acknowledged, we, LEN HENRY NEWMAN and wife, ANNIE L. NEWMAN, have this day bargained and sold, and do hereby bargain, sell, transfer and convey unto JAMES W. NEWMAN and wife, JO CAROLYN NEWMAN, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee being lots Nos. 1405 and 1407, Block 197, West Nashville Extension Plan No. 1 of record in Book 57, Page 173, Register's Office for said county.
>
> Said lots Nos. 1405 and 1407, front 25 feet each on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Len Henry Newman and wife, Annie L. Newman, by deed of record in Book 5364, Page 126, in the Register's Office for Davidson County, Tennessee.
>
> Subject to an easement for a right of way for the Nashville, Chattanooga and St. Louis Railroad which is mentioned in Book 340, Page 553, Register's Office for Davidson County, Tennessee.
>
> This description is copied verbatim from the prior deed of conveyance.

TO HAVE AND TO HOLD said property, with any and all appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple forever.

WE COVENANT with said GRANTEES that we are lawfully seized and possessed of said property; that we have a good and lawful right to sell and convey the same; that the same is free, clear and unencumbered; and that we will forever warrant and defend

the title thereto against the lawful claims of all persons whomsoever.

POSSESSION to be given with delivery of deed.

TAXES for 1995 to be prorated and settled in cash as of date of deed.

WITNESS OUR HANDS this the 25 day of August, 1995.

Len Henry Newman
LEN HENRY NEWMAN

Annie L Newman
ANNIE L. NEWMAN

STATE OF TENNESSEE

BOOK 973 PG 551

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, the within named Bargainors, Len Henry Newman and wife, Annie L. Newman, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL this the 25 day of August, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires May 23, 1998

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.

PICK-UP

James W Newman
AFFIANT

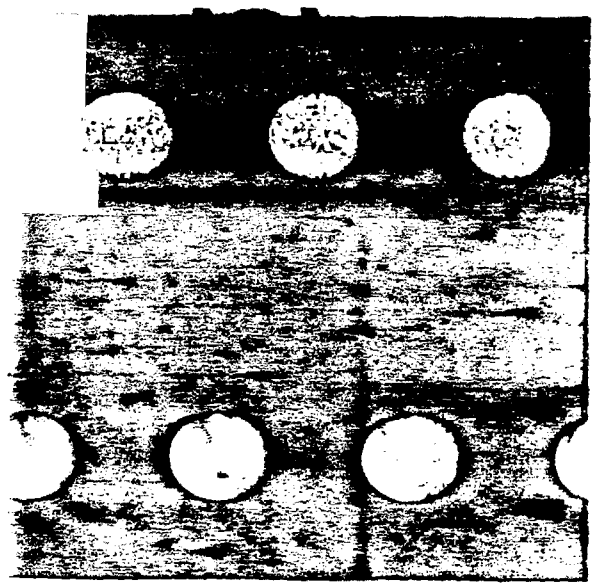
Subscribed and sworn to before me,
this the 25 day of August, 1995.

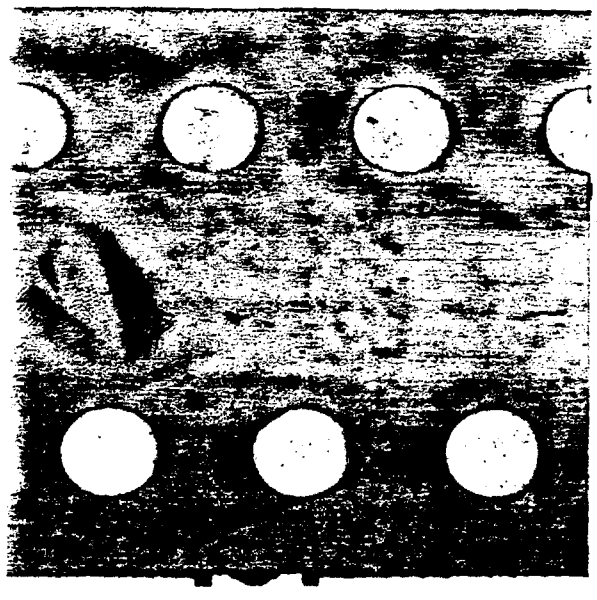
B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~
~~MY COMMISSION EXPIRES~~: _____.

009248
IDENTIFICATION REFERENCE

95 AUG 25 PM 1:1
REGISTER
COUNTY, TN

3587 08/25 0101 03CHECK
64.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9773 PG 552

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 15000.00
DON TX 35.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50
08/25/95 01 13:15 0001 6587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0093248
IDENTIF. & REFERENCE

95 AUG 25 PM 1:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 945524