60

BOOK 10098 PG 268

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Paula Hoskins
363 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Norwest Mortgage, Inc.
2000 Glen Echo Rd., Suite 100
Nashville, TN 37215

MAP AND PARCEL:

MAP	161-11
GROUP	A
PARCEL	21.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Fred Hooper Newman, married, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Paula Hoskins, unmarried, hereinafter called the Grantee, his 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 Unit No. 21 on the Plan of Huntington Ridge Townhouse, of record in Book 4675, page 9, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Fred Hooper Newman and wife, Janet E. Newman, (the said Janet E. Newman having since died) by deed from Joe C. Youree and wife, Donna G. Youree, of record in Book 7275, page 974, Register's Office for Davidson County, Tennessee.

This is improved property known as, 363 Huntington Ridge Drive, Unit No. 21, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paula Hoskins, unmarried, her heirs and assigns, forever; and I, Fred Hooper Newman 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

E. Patricia Newman, wife of Fred Hooper Newman, joins herein to transfer and convey all her right, title and interest, marital or otherwise, in the said property to the Grantee herein.

Witness our hands this the 14th day of June, 1996.

BOOK 10098 PG 269

Fred Hooper Newman

E. Patricia Newman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred Hooper Newman and wife, E.Patricia Newman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of June, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of June, 1996.

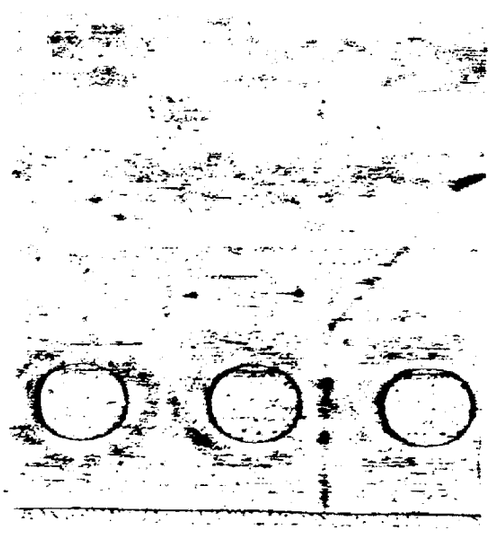
NOTARY PUBLIC Thomas I. Bottorff

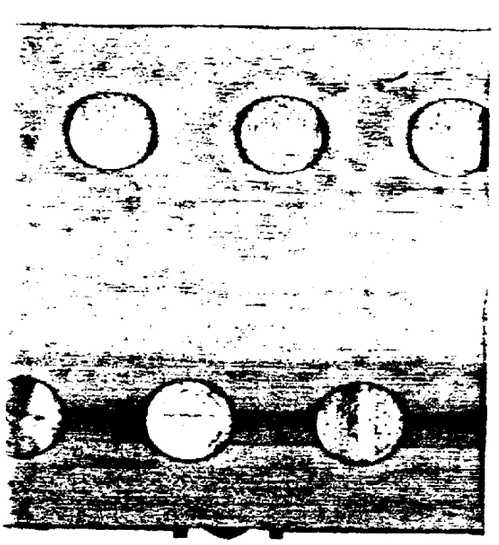
My Commission Expires: March 2, 1998

01964488
IDENTIFICATION REFERENCE

96 JUN 25 PM 3:19
FILED FOR REGISTER
DAVIDSON COUNTY, TN.

7570 06/25 0101 03CHECK 282.80





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

RECEIVED OF _____

FOR _____

BOOK 10098 PG 270

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

06/25/96 01 15:23 0001 7570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196488
IDENTIF. ↑ REFERENCE

96 JUN 25 PM 3:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1055336