BOOK 10138 PG 707

STATE OF TENNESSEE
COUNTY OF SUMNER

96-1514

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant Roger L. Newland

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 96.

Janis L. Duree

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger L. Newland	OWNER	43-09
(NAME)	(NAME)	
164 Scalf Drive		54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Frank L. Walden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger L. Newland, 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:

Being Lots No. 31 & 32 on the Map of Overlook Estates, Block "A", of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Said Lots No. 31 & 32 adjoin and front together 105.5 feet on the southerly side of Wiley Street and run back between lines 135 feet to a dead line, measuring 106.5 feet thereon.

BEING the same property conveyed to Frank L. Walden by deed from Thomas M. Black, Substitute Trustee, filed of record in Book 10088, page 957, Register's Office for Davidson County, Tennessee.

Lourie E. Walden, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

This is improved property known as 318 Wiley Street, Madison, TN 37115

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 ~~My~~ their hand s this 29th day of July, 19 96.

Frank L. Walden

Frank L. Walden

Lourie E. Walden

Lourie E. Walden

BOOK 10138 PG 708

96-1514

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Frank L. Walden the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville Tennessee on this the 29th day of July, 19 96.

My commission expires 5/23/98

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Frank L. Walden and Lourie E. Walden the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~xx~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville Tennessee, this 29th day of July, 19 96.

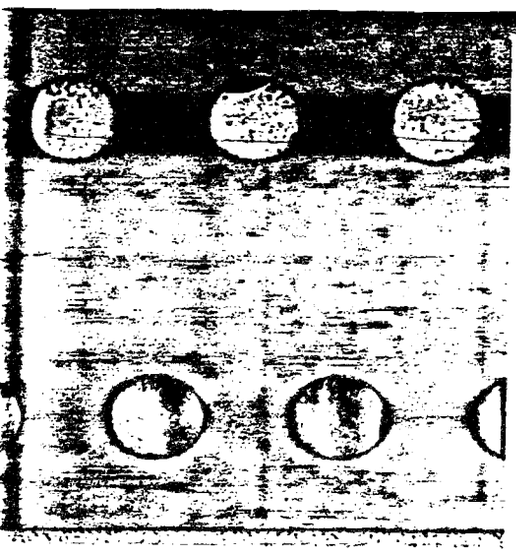
My commission expires 5/23/98

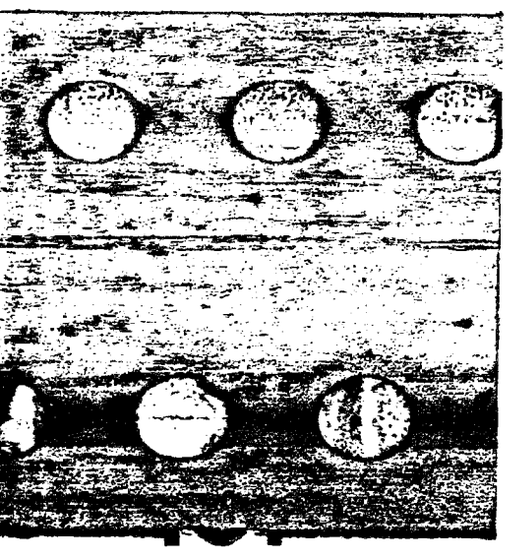
Notary Public Janis L. Duree

0209185
IDENTIF. ↑ REFERENCE

96 JUL 31 AM 10:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1290 07/31 0101 03CHECK 175.50





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 709

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 175.50
				CHECK 175.50
07/31/96	01			10:47 0001 1290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209185
IDENTIF. # REFERENCE

96 JUL 31 AM 10:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068881