Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE Book 10239 Pg 297
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 96
Notary Public
MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Newton	Columbia National, Incorporated	61-11
(NAME)	(NAME)	
1122 Eastdale Avenue	P.O. Box 3050	197
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Columbia, Maryland 21045-6050	150Z-23290
(CITY) (STATE) (ZIP)	(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, Glenn E. Sims and wife, Kimberly L. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven D. Newton and wife, Janet E. Newton

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. 129 and the westerly 40 feet of Lot No. 130 on the Plan of Eastdale Place of record in Plat Book 547, Page 29 and 30, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Glenn E. Sims and wife, Kimberly L. Sims by deed of record in Book 9450, Page 233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Glenn E. Sims and wife, Kimberly L. Sims by Robert T. Vaughn as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10239, Page 295, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1122 Eastdale Avenue, Nashville, TN 37216
(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 hands this 22nd day of October 1996

Glenn E. Sims Glenn E. Sims
By: Robert T. Vaughn
Robert T. Vaughn, Attorney-in-fact

Kimberly L. Sims Kimberly L. Sims
By: Robert T. Vaughn
Robert T. Vaughn, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn E. Sims and wife, Kimberly L. Sims

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 22nd day of October 19 96.

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

BOOK 10239 PG 298

STATE OF Tennessee
COUNTY OF Davidson

On this October 22, 1996 before me personally appeared Robert T. Vaughn, the person who executed the foregoing instrument on behalf of Glenn E. Sims and wife, Kimberly L. Sims, and acknowledged that he executed the same as the free act and deed of the said Glenn E. Sims and wife, Kimberly L. Sims, through Power of Attorney granted him by the said Glenn E. Sims and wife, Kimberly L. Sims.

Commission Expires:

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES 10-9-99

IDENTIFICATION REFERENCE

96 OCT 28 PM 2:53

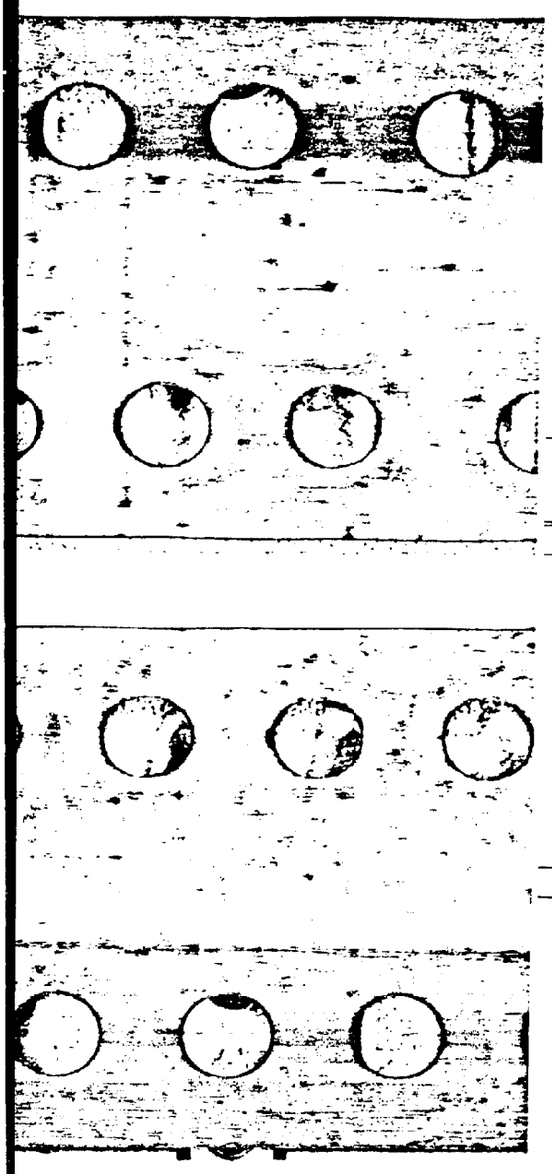
DAVIDSON COUNTY, TN.

5026 10/28 1401 03CHECK

482.23

02407766

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10239 PG 299

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	
				127900.00
			DON TX	473.23
			PRFEE	1.00
			MDEED	8.00
			TOTAL	482.23
			CHECK	482.23
10/23/96	01	14:55	0001	5026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240766
IDENTIF. & REFERENCE

96 OCT 28 PM 2:53

REGISTER
DAVIDSON COUNTY, TN.

№ 1081986

No [redacted]