BOOK 10426 PG 219

Box 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,500.00

Robert E. Newlin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 21st DAY OF April, 1997

Jo Ann Lovett
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROBERT E. NEWLIN	SAME	Pt. of 11-13
(NAME)	(NAME)	
2645 Crocker Springs Rd.		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VAN E. HAMLETT, AN UNMARRIED PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT E. NEWLIN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Being part of the same property conveyed to **VAN E. HAMLETT AND WIFE, VIRGINIA C. HAMLETT** by deed from Willie Mae Binkley Fields and Gertrude Binkley Greer, of record in Book 3983, page 550, Register's Office for Davidson County, Tennessee. The said Virginia C. Hamlett having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "B")

97 APR 23 PM 1:50
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0291167

unimproved ( )
This is improved (X) property, known as Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 21st day of April, 19 97.

Van E. Hamlett
VAN E. HAMLETT

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10428 PG 220

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VAN E. HAMLETT, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of April, 1997.

My Commission expires:
11/28/98

J. Anne Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 3

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997 and known as Job #960306 and being more particularly described as follows:

Beginning at an iron pin in the center of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning being the Southeast corner of the herein described tract and also being 1,198.90' northwesterly as measured along the center of said easement from the northwesterly margin of Greer Road; thence, leaving the center of said easement, S 66 degrees 00 minutes 11 seconds W 535.33' to an iron pin in the line of the Montry Duke property of record in Book 4731, Page 932, R.O.D.C., TN; thence, with Duke's line and a fence, N 43 degrees 19 minutes 58 seconds W 140.59' to an iron pin; thence, continuing with the same, N 45 degrees 43 minutes 40 seconds W 114.77' to an iron pin; thence, N 67 degrees 31 minutes 09 seconds W 220.60' to an iron pin; thence, leaving Duke's line and fence, N 73 degrees 07 minutes 08 seconds E 819.76' to an iron pin in the center of a 50' Ingress-Egress, Utility and Private Water Line Easement; thence, with the center of said easement, S 16 degrees 52 minutes 52 seconds E 300.00' to the point of beginning containing 5.01 Acres more or less.

Together with a 50 foot ingress-egress, utility and private water line easement of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee, and

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424 page 436, Register's Office for Davidson County, Tennessee.

2505 04/23 0.01 CLERK 9[illegible]

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

1. Metro taxes for 1997, a lien, but not yet due and payable.

2. A 50 foot ingress-egress, utility and private water line eastment, of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 10424, page 441, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10428 PG 223

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 21600.00
CON TX 79.92
PRFEE 1.00
WDEED 16.00
TOTAL 96.92
CHECK 96.92

04/23/97 01 13:49 0001 2505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297162

IDENTIFICATION REFERENCE

97 APR 23 PM 1:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1142633