BOOK 10639 PG 699

This instrument prepared by :
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37070-0485

New Owner
Send Tax Bills to :
John W. Newell, Jr. and Zenobia T. Newell
628 Tosha's Court
Nashville, TN 37218
(address)

Map: 70
Group: 2
Parcel: 108

97 OCT -8 AM 11:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE
0357076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Audie J. Johnson, have bargained and sold and by these presents do hereby transfer and convey unto, John W. Newell, Jr. and Zenobia T. Newell their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee being Lot No. 11 on the Map of Sarah A. McIntosh's Subdivision of certain lots in the old Daniel Young tract of land as of record in Book 332, Page 71, Register's Office for said County, described as follows:

TRACT 1: Beginning in the center of Stokers Lane at the northwest corner of Lot NO. 11; thence south 22-1/2 deg. east with the west line of said lot no. 11 300 feet to a point; thence north 67-1/2 deg. east 358.2 feet to a point; thence north 22-1/2 deg. west 300 feet to the center of Stokers Line; thence with the center of said Lane south 69 deg. west 358.2 feet to the point of beginning.

TRACT 2: Beginning in the center of Stokers Lane at a point which is 358.2 feet from the northwest corner of said Lot No. 11; thence south 22-1/2 deg. east 300 feet to a point; thence south 69 deg. west 358.2 feet to a point in the westerly line of said Lot No. 11; thence south 22-1/2 deg. east 231 feet; thence with the southerly line of Lot No. 11 north 67-1/2 deg. east 508.2 feet to a point in the southeast corner of Lot No. 11; thence with the east line of Lot No. 11 north 22-1/2 deg. west 200 feet to a point; thence south 69 deg. west 90 feet to a point; thence north 22-1/2 deg. west 300 feet to a point in the center of Stokers Lane; thence with the center of said Lane south 69 deg. west 60 feet to the point of beginning.

TRACT 3: Beginning at a point in the center of Stokers Line at the northeast corner of Lot No. 11; thence south 69 deg. west 90 feet to a point in the center of said Lane; thence south 22-1/2 deg. east 300 feet to a point; thence north 67-1/2 deg. east 90 feet to a point in the easterly margin of Lot No. 11; thence with said margin north 22-1/2 deg. west 300 feet to the point of beginning.

Said three Tracts front on Stokers Lane and the frontage of each of said Tracts, is as follows: Tract 1 is 358.2 feet; Tract 2 is 60 feet and Tract 3 is 90 feet.

Included in said Tracts 1, 2 and 3, but specifically excluded therefrom, are those portions thereof described as Lot No. 1 on the Plan of Tasha's Court, Section One, of record in Book 6050, Page 556, Register's Office of said County and Lot Nos. 2, 3, 4, 5 and 6 on the Plan of Tosha's Court, Section Two of record in Book 7900, Page 693, Register's Office for said County.

TRACT 4: Land in Davidson County, Tennessee, being Lot Nos. 2, 3, 4, 5 and 6 on the Plan of Tosha's Court, Section Two of record in Book 7900, Page 693, Register's Office for said County.

Being the same property conveyed to Audie J. Johnson by deed from William A. Thomas and wife, Gayla B. Thomas of record in Book 9504, Page 93, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said John W. Newell, Jr. and Zenobia T. Newell, their heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said John W. Newell, Jr. and Zenobia T. Newell, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said John W. Newell, Jr. and Zenobia T. Newell, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HANDS this 10th day of June, 1997.

AUDIE J. JOHNSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Audie J. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN this 10th day of June, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

Jan 2, 1999

BOOK 10639 PG 701

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 92,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

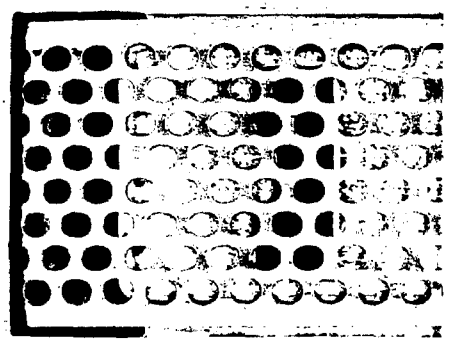
Subscribed and sworn to before me this the 10th day of June, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

June 20, 1999

7784 10/08 0101 03CHECK 375.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

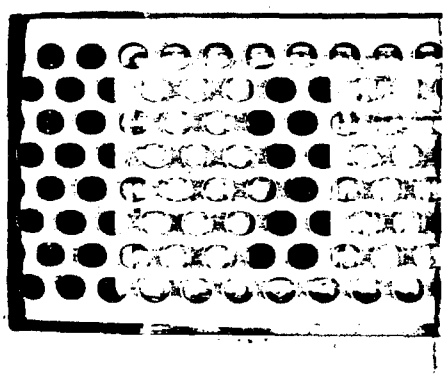
BOOK 10639 PG 702

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 98000.00
CON TX 362.60
PRFEE 1.00
WDEED 12.00
TOTAL 375.60
CHECK 375.60
10/08/97 01 11:44 0001 7784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0357076
IDENTIF. REFERENCE

97 OCT -8 AM 11:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1207118