**BOX 44**

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $87,500.00.<br><br>M. Phillip Newton<br>**Affiant**<br><br>Subscribed and sworn to before me, this 31st day of October, 1997.<br><br>Notary Public<br><br>My Commission Expires: 11/27/99 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| M. Phillip Newton and wife,<br>Mary J. Newton<br>5204 Bonny Drive<br>Edmond, OK 73034 | SAME | 093-11-0-A 125.00CO<br>13W 14125 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN L. PERRY, NOW BRYANT,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **M. PHILLIP NEWTON AND WIFE, MARY J. NEWTON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Academy Square, of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn L. Perry by deed from Haury & Smith Contractors, Inc., of record in Book 6345, page 685, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Crockett Eugene Bryant, husband of Carolyn L. Perry Bryant, joins in this conveyance for the purpose of conveying, and hereby does convey, all his right, title and interest in subject property.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6117, page 681, as amended in Book 6222, page 873 and further amended in Book 9520, page 748, Register's Office for said County, and to the conditions set forth in the Charter of Academy Square, Inc. of record in Book 6125, page 384, and the By-Laws of record in Book 6117, page 700, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 5200, page 614, Register's Office for said County.

3. Matters shown on the Boundary Survey of record in Book 5190, page 716, Register's Office for said County.

4. Easements for electric main line, air conditioning, refrigerant lines, t.v. cables and telephone wiring of record in Book 6222, page 873, Register's Office for said County.

5. Rights of others in and to the common elements.

This is improved property known as 125 Academy Square, Nashville, TN 37210.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 31st day of October, 1997.

Carolyn L. Perry Bryant

Carolyn L. Perry Bryant

Crockett Eugene Bryant

Crockett Eugene Bryant

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN L. PERRY BRYANT,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 31st day of October, 1997.

Notary Public

My Commission Expires: 11/27/98

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CROCKETT EUGENE BRYANT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 4th day of October, 1997.

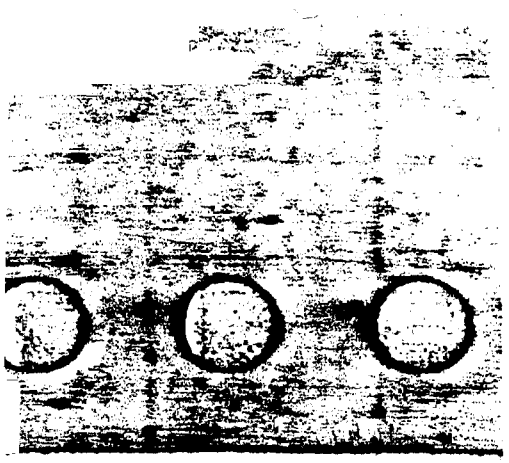
Notary Public

My Commission Expires: 11/27/99

0365085
IDENTIF. & REFERENCE

97 NOV -3 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6414 11/03 0101 03CHECK 326.



# OFFICIAL RECEIPT

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

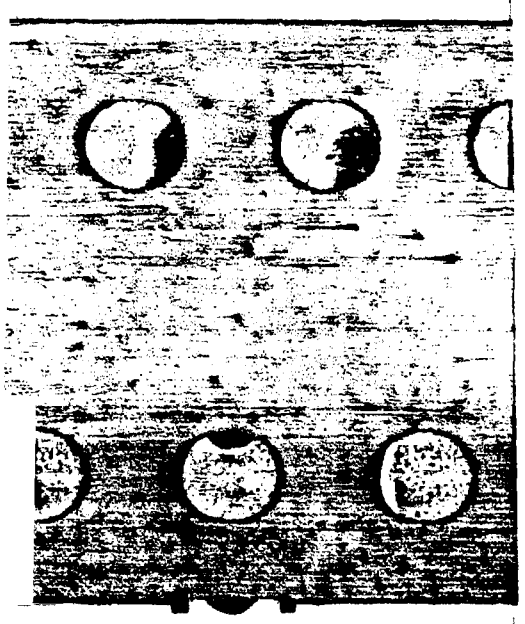
RECEIVED OF _____

FOR _____

BOOK 10666 PG 901

| | | |
|---|---|---|
| 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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 12.00
TOTAL 336.75
CHECK 336.75

11/03/97 01 10:09 0001 6414

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0365085
IDENTIF. ↑ REFERENCE

97 NOV -3 AM 10:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1215635

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