BK 10767 PG 857

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jeremy Ryan Newton P.O. Box 1413 Goodlettsville, TN 37070	Same as New Owner	Map 16 Parcel 80

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SHERRY LYNN JAMES, a/k/a SHERRY LYNN BINKLEY NEWTON, joined by her husband, DARRELL R. JAMES, STACEY LYNN NEWTON, a single woman, and JEREMY RYAN NEWTON, a single man, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JEREMY RYAN NEWTON, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, according to a survey by John T. Alley, Surveyor, August 1, 1965.

Beginning at a stake in James Galbreath north line, Mrs. Mable B. Dalton's southwest corner and the southeast corner of this land; thence with a fence and the line of said Galbreath as follows: South 85 deg. 15' West 83.5 feet; South 78 deg. 15' West 123.5 feet to a stake, a corner to E.K. Binkley in the line of said Galbreath; thence with the line of said Binkley North 4 deg. 30' East 2,499 feet to a stake, a corner to said Binkley in the line of Robert Galbreath and L.B. Cuffman, Jr.; thence with the line of said Galbreath and Cuffman South 84 deg. 40' East 126 feet to a corner in said line; thence with said line South 5 deg. 00' West 82.5 feet to an iron stake; a corner in said line; thence with said line South 86 deg. 15' East 30.5 feet to a stake, a corner to aforesaid Mrs. Dalton in the line of said Galbreath and Cuffman; thence with the line of said Mrs. Dalton, South 3 deg. 20' West 2,361 feet to the beginning, containing 9.87 acres, more or less.

Being the same property conveyed to Sherry Lynn Binkley Newton, et al, by deed from Jerry Leon Newton of record in Book 9506, page 567, Register's Office for Davidson County, Tennessee. The said Sherry Lynn Binkley Newton and Sherry Lynn James is one and the same person.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property, known as 1934 Union Hill Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

5429 01/26 0101 03CHECK 83.00

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1998 State and County real property taxes, which are a lien but not yet due and payable, and which will be paid by the GRANTEE, without proration, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTORS"

SHERRY LYNN JAMES, a/k/a SHERRY LYNN BINKLEY NEWTON

DARRELL R. JAMES

STACEY LYNN NEWTON

JEREMY RYAN NEWTON

"GRANTEE"

JEREMY RYAN NEWTON

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY LYNN JAMES, a/k/a SHERRY LYNN BINKLEY NEWTON, and husband, DARRELL R. JAMES, and STACEY LYNN NEWTON and JEREMY RYAN NEWTON, 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, at office, this the 23rd day of Jan., 1998.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of Jan., 1998.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

039242

IDENTIFICATION REFERENCE

98 JAN 26 AM 10:14

FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10767 PG 859

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

01/26/98 01 10:17 0001 5429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

039321.2

IDENTIFICATION REFERENCE

98 JAN 26 AM 10:14

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

No. 1246031