WARRANTY DEED BOOK 11050 PAGE 919

THIS INDENTURE, made and entered into this July 23, 1998, by and between Carlton Enterprises, Inc., a Corporation organized and existing under the laws of the State of Tennessee, with its' principal place of business being located in Loudon County, Tennessee,

hereinafter called Grantor,

and Chandrica R. Newton,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, to wit:

LOCATED and being situated in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

Lot 44, Brittany Park Subdivision, Phase I-B, a Planned Unit Development, of record in Plat Book 9700, Page 610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

470675

11 2:29

Being all or part of same property described in the Davidson County Register's Deed Book 8128, Page 85, and Deed Book 9242, Page 133.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

Any subdivision restrictions, including Plat Book 9700, Pages 46, 263, 564, and 610, Plat Book 7900, Page 998, Deed Book 10016, Pages 870 and 900, as amended in Deed Book 10772, Page 988;
Any existing easements, including Plat Book 9700, Pages 46, 263, 564, and 610, Plat Book 7900, Page 998, Deed Book 10016, Pages 870 and 900, as amended in Deed Book 10772, Page 988, Book 4202, Page 787, Deed Book 7968, Page 191, Book 8128, Page 92, Book 8174, Page 198, and Book 9938, Page 753;
And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

Carlton Enterprises, Inc.

By: _____
Tammy J. Grey, Closing Manager

BOOK 11050 PAGE 920

STATE OF TENNESSEE, COUNTY OF :ss

On this _____, before me personally appeared

_____

_____

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her or their free act and deed.

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF KNOX :ss

On this July 23, 1998, before me, the undersigned authority of the State and County mentioned, personally appeared Tammy J. Gray with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Closing Manager _____ of the maker or a constituent of the maker and is authorized by the maker or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires: 6/22/99 _____, NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF :ss

On this _____,

_____

to be the person who executed the foregoing instrument in behalf of _____

and acknowledged that he executed the same as the free act and deed of _____

My Commission Expires: _____ _____, NOTARY PUBLIC

STATE OF TENNESSEE,
COUNTY OF DAVIDSON:ss

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $ 79,900.00 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 31st day of July, 1998.

_____, Notary Public

My commission expires:

THIS INSTRUMENT PREPARED FOR RECORDING BY:
J. Nolan Sharbel, Attorney
Carlton Plaza, Suite 200
7815 Kingston Pike
Knoxville, Tennessee 37919

State Tax	$	
Register's Fee	$	1.00
Recording Fee	$	
Total	$	

Person or Agency responsible for payment of taxes:

Name Chanderica P. Newton

Address 1045 Brittany Park Drive
Antioch, Tennessee 37013

Property Address 1045 Brittany Park Drive
Antioch, Tennessee 37013

Mail Tax Notice to _____

_____

LOAN NUMBER _____

FILE NUMBER 98-07008.JNS

CLT NUMBER _____

1326 08/04 01:24 CHECK

306.63

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

RECEIVED OF _____ BOOK 11050 PAGE 921

FOR _____

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 79900.00
CON TX 295.63
PRFEE 1.00
MTGFEE 8.00
CFEE 2.00
TOTAL 306.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 306.63

08/04/98 01 14:30 0001 2326

04 70675
RECITAL & REFERENCE

98 AUG -4 PM 2:29

No. 1327923