WARRANTY DEED

BOOK 11081 PAGE 781

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID LONGWORTH (NAME)	SAME (NAME)	MAP 91-12 PARCEL
840 Williamson County Line Road (ADDRESS)	(ADDRESS)	15 & MAP 91-8
Fairview, TN 37062 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 225

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. J. NEWSOM, by and through MADELINE W. NEWSOM, Attorney in Fact, and wife, MADELINE W. NEWSOM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID LONGWORTH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:
Land in Davidson County, Tennessee, being Lot No. 305 and the west 15-1/2 feet of Lot No. 303, Block 44, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot and part of lot adjoin and front together 40.5 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. J. Newsom and wife, Madeline W. Newsom of record in Book 5772, page 744, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Land in Davidson County, Tennessee, being Lot No. 307, of Block 44, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 307 fronts 25 feet on the northerly side of Illinois Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. J. Newsom and wife, Madeline W. Newsom by deed of record in Book 5772, page 742, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4404 ILLINOIS AVENUE, NASHVILLE, TN 37209 (TRACT TWO) AND 4402 ILLINOIS AVENUE, NASHVILLE, TN 37209 (TRACT ONE)
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 hand s this 21st day of August, 19 98

W. J. NEWSOM

MADELINE W. NEWSOM

BY: Madeline W. Newsom
MADELINE W. NEWSOM, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~WILLIAM NEWSOM AND WIFE~~, MADELINE W. NEWSOM, the bargainor ~~is~~ she, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 21st day of August, 1998.

Commission expires 9/23/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, MADELINE W. NEWSOM, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for W. J. NEWSOM and is authorized by W. J. NEWSOM to execute this instrument on his behalf.

Witness my hand and official seal this the 21st day of August, 1998.

My commission expires: 9-23-2000

NOTARY PUBLIC

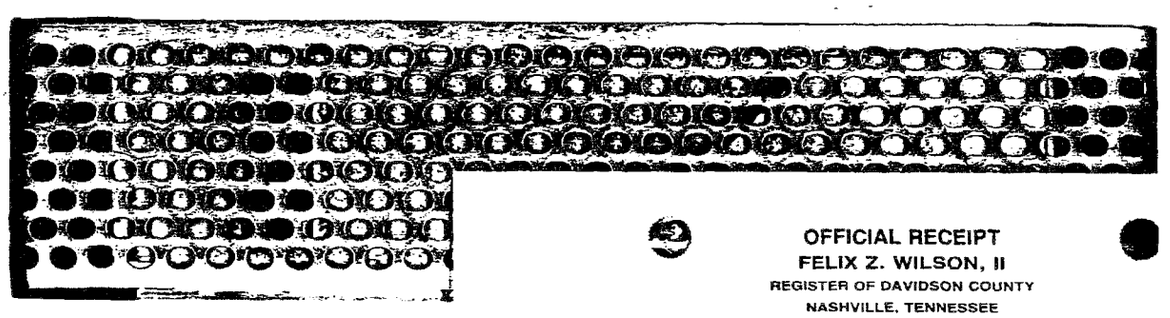
MAIL ENV.

98 AUG 26 AM 9:35

IDENTIF. & REFERENCE

0179635

1995 08/26 0101 03CHECK



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

RECEIVED OF _____

FOR _____

BOOK 11081 PAGE 783

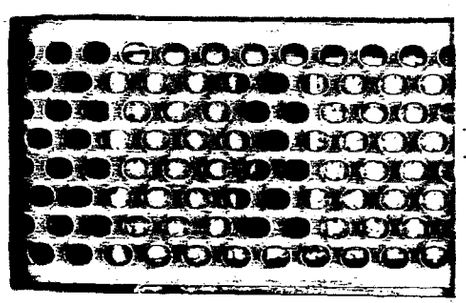
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48000.00
CON TX 177.60
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 188.60
CHECK 188.60

08/26/98 01 09:35 0001 1995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479635
IDENTIF. # REFERENCE

98 AUG 26 AM 9:35

REGISTER
DAVIDSON COUNTY, TN.

No. 133747