PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **September, 1998** between ROY B. NEWTON, JR., UNMARRIED, GRANTOR, and RUBY L. STOCKTON, A WIDOW, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ROY B. NEWTON, JR., UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto RUBY L. STOCKTON, A WIDOW, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 117 SHEVEL DRIVE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Roy B. Newton Jr.
ROY B. NEWTON, JR. Signature of Seller

98 SEP 29 AM 9:42
WILL ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0493278

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROY B. NEWTON, JR., UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of September, 1998.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

RUBY L. STOCKTON, A WIDOW, UNMARRIED and
P.O. Box 336
Goodlettsville Tn 37070-0336

Property Address:

117 SHEVEL DRIVE
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 026-09-0, PARCEL 004.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$30,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ruby L. Stockton
Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **September, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Lot No. 21 on the Map of Clark Place, Section III, at Goodletsville, a plan of which is of record in Book 2330, page 11, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to ROY B. NEWTON, a/k/a ROY B. NEWTON, SR. AND WIFE, MARY T. NEWTON, by Deed from H.R. DRAKE ET AL, of record in Book 2344, Page 208, Register's Office for DAVIDSON County, Tennessee. The said Mary T. Newton having since died, the property vested by operation of law in her surviving spouse, Roy B. Newton. Roy B. Newton died on January 13, 1988, testate, and by his Last Will and Testament filed in the Probate Court of Davidson County, Tennessee, Docket No. 98P-189, and filed in Will Book 218, page 321, the property vested in his surviving heir, Roy B. Newton, Jr., the Grantor herein (the other heir being Lloyd T. Newton who predeceased Roy B. Newton, Sr. and by Roy B. Newton's Last Will and Testament, his share lapsed and the remaining surviving child, Roy B. Newton, Jr. received the entire estate.)

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 026-09-0, PARCEL 004.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 830.55).

2. All matters as set forth on the Plan of record in Plat Book 2330, page 11, said Register's Office, which plan includes a 60-foot minimum building setback line from SHEVEL Street; a 20-foot minimum building setback line from the eastern lot line; a 10-foot public utility and drainage easement along the back lot line.

3. Restrictive Covenants recorded in Deed Book 2342, Page 543, Register's Office for DAVIDSON County, Tennessee.

6552 09/29 0101 03CHECK 126.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11130 PAGE 754

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	~~30000.00~~
			CON TX	111.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	126.00
			CHECK	126.00
09/29/98	01		09:43 0001	6552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493278
IDENTIF. & REFERENCE

98 SEP 29 AM 9:42

REGISTER
DAVIDSON COUNTY, TN

No. 1351864