BOOK 11243 PAGE 865

THIS INSTRUMENT PREPARED BY:
JOHN R. BRADLEY, Attorney-at-Law
311 East Main Street
Hendersonville, Tennessee 37075

SEND TAX BILLS TO
NEW PROPERTY OWNER:
Vernon G. Newman
3510 Stevens Lane
Nashville, Tennessee 37218

MAP: 049-00-0

PARCEL: 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **J. T. SCOTT** and wife, **RUBY DALE SCOTT**, Co-Executors of the Estate of Essie May Milliken, Grantors, have this day bargained and sold, and hereby transfer and convey unto **VERNON G. NEWMAN** and wife, **KATHLEEN NEWMAN**, Grantees, as tenants by the entirety, their heirs and assigns, forever, the following described property:

> LOCATED in the 13th Civil District of Davidson County, Tennessee, and further described as follows:
>
> BEGINNING at the northeast corner of the property conveyed to E. W. Milliken and wife, by deed from David A. Wheatley and wife, of record in Book 2859, Page 192, Register's Office for said County; thence northwardly 150 feet more or less to a point in the southern boundary line of the property conveyed to James J. Morgan and wife, by deed of correction from said Wheatley, et al, of record in Book 3071, Page 49, said Register's Office; thence with said Morgan's southern boundary line westwardly 100 feet to said Morgan's southwest corner; thence southwardly 150 feet more or less to said Milliken's northwest corner; thence with said Milliken's northern boundary line eastwardly 100 feet to the beginning.
>
> BEING the same property conveyed to E. W. Milliken and wife, Essie May Milliken, by deed of record in Book 2859, Page 192, Register's Office, Davidson County, Tennessee. E. W. Milliken died in March, 1991, and Essie May Milliken died February 13, 1998, testate, a resident of Davidson County, Tennessee. By Will of record in Will Book 219, Page 491, Probate Court for Davidson County, Tennessee, her Co-Executors are given full power to sell her real property.

TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said **VERNON G. NEWMAN** and wife, **KATHLEEN NEWMAN**, Grantees, their heirs and assigns, forever.

THE GRANTOR DOES COVENANT with the said **VERNON G. NEWMAN** and wife, **KATHLEEN NEWMAN**, Grantees, their heirs and assigns, that

Essie May Milliken was lawfully seized and possessed of said property at the time of her death, and the Co-Executors have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, all visible easements, and 1998 real estate taxes, and the title to said property the Estate of Essie May Milliken will forever warrant and defend against the claims and demands of all persons whomsoever.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

IN TESTIMONY WHEREOF, we hereunto set our hands this the 10th day of April, 1998.

J T SCOTT Co-Executor
J. T. SCOTT, Co-Executor

Ruby Dale Scott Co-Executor
RUBY DALE SCOTT, Co-Executor

7917 12/09 0101 03CHECK 199.70

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, personally appeared J. T. SCOTT and RUBY DALE SCOTT, Co-Executors of the Estate of Essie May Milliken, who acknowledged that they executed the foregoing instrument for the purposes therein expressed.

Witness my hand, and seal at office at Hendersonville, Tennessee, on this the 10th day of April, 1998.

J R Bradley
NOTARY PUBLIC

My Commission Expires: 7/22/98.

J. R. BRADLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for thistransfer, or the fair market value of the property transferred, whichever is greater, is $ 54,000.00.

Vernon G. Newman
AFFIANT

Subscribed and sworn to before me this the 10th day of April, 1998.

J R Bradley
NOTARY PUBLIC

My Commission Expires: 7/22/98

J. R. BRADLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

98 DEC -9 AM 10:27
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

0522822
IDENTIF. ↑ REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11243 PAGE 867

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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 199.70
CHECK 199.70

12/09/98 01 10:28 0001 7917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0522822
IDENTIF. & REFERENCE

98 DEC -9 AM 10:27

REGISTER
DAVIDSON COUNTY, TN.

No. 1382901