BOOK 11425 PG. 70

PREPARED BY:
Franklin Title Company, LLC
201 Fourth Avenue North, Suite 1260
Nashville, TN 37219

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **March, 1999** between **Charles E. NEWBOLD and Nancy M. NEWBOLD**, GRANTOR, and **Robert FITZPATRICK, husband and wife, and Carolyn FITZPATRICK**, 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Honey Brook Section 1, as of record in Book 7900, Page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles E. Newbold and wife, Nancy M. Newbold by deed from Barry Construction Company of record in Book 8444, Page 528, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Charles E. Newbold

Charles E. NEWBOLD
Signature of Seller

Nancy M. Newbold

Nancy M. NEWBOLD
Signature of Seller

MAIL TAX
99 APR -9 AM 9:08
RECEIVED
DAVIDSON COUNTY, TN.

0572213

CLARENCE

04/09 0101 03CHECK 577.10
0348

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Charles C. NEWBOLD and Nancy M. NEWBOLD**, the within named bargainors, 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 **16th** day of **March, 1999.**

Notary Public

My Commission Expires: 9-28-2002

Name and Address of Property Owner:

Robert FITZPATRICK and Carolyn FITZPATRICK
4809 Honey Grove Drive
Antioch, TN 37013

Property Address:

4809 Honey Grove Drive
Antioch, TN 37013

Person Responsible for Taxes:

Parcel #: 162.16-D-3.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$153,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **March, 1999.**

Notary Public

My Commission Expires: 9-28-2002

RETURN TO:

FRANKLIN TITLE COMPANY, LLC
201 FOURTH AVENUE NORTH, SUITE 1260
NASHVILLE, TN 37219

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0572213

99 APR -9 AM 9:08

REGISTER
DAVIDSON CO., TN.

CAMT
153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 577.10
CHECK 577.10

04/09/99 01 09:10 0001 0348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449346