FILE BOX 45

# WARRANTY DEED

BOOK 11511 PG. 782

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 3,500.00

Raymond E Newman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF June 99

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC LARGE

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 3/26/02
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Raymond E. Newman (NAME) | NEW OWNER (NAME) | PART OF MAP #33 |
| 804 Brocks Avenue (ADDRESS) | (ADDRESS) | PARCEL #157 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Triphenia Eva, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond E. Newman and wife, Sharon J. Newman

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:

BEING part of Lot No. 1 on the Final Plat, Newman Subdivision, of record in Plat Book 11190, Page 84, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Lot No. 3 on the Plat of Brasher Subdivision, of record in Plat Book 6050, Page 415, said point being also North 3° 37' 18" west 226.66 feet from the northerly margin of Lowes Lane, also the southeast corner of Lot 2 on the Plat Book 11190, Page 84; thence north 4° 30' 12" west 211.94 feet (212.51 feet on Deed); thence south 36° 33' 53" east 258.21 feet (259.88 feet on Deed); thence in an westerly direction 136.71 feet more or less to the point of beginning.

BEING the same property conveyed to Sidney E. Eva and wife, Triphenia Eva, by deed from Dennis Underwood and wife, Helen Christine Underwood, of record in Book 5430, Page 550, Register's Office for said County. The said Sidney E. Eva now being deceased.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( X )
This is improved ( ) property, known as Lowes Lane, Goodlettsville, TN 37072
(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 my hand this 3rd day of June 19 99

Triphenia Eva

Triphenia Eva

FILE BOX 45

BOOK 11511 PG. 783

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 Triphenia Eva, a widow

the 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 and official seal at Nashville, Tennessee, this 3rd day of June 19 99.

Commission expires ~~March 24, 2001~~ 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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

05956887

REFERENCE

99 JUN -4 AM 9:53

REGISTER
DAVIDSON COUNTY, TN.

5294 06/04 0101 03CHECK 23.95

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

BOOK 11511 PG. 784

0595687

IDENTIFICATION REFERENCE

99 JUN -4 AM 9:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 3500.00 |
| CON TX | 12.95 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 23.95 |
| CHECK | 23.95 |

06/04/99 01 09:56 0001 5294

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1469801