0641935

REFERENCE

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38190) FILE BOX "7"

99 OCT -1 PM 3:31

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF SEPTEMBER, 1999

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 5-26-02

BOOK 11685 PAGE 317

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

My Comm...

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angus M. G. Crook 4005 Aberdeen Road Nashville, TN 37205	SunTrust Bank, Nashville, N.A. P.O. Box 305110/7th Floor Nashville, TN 37230-5110	103-12-107 26W 1225

FOR AND IN 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,

EDWARD A. NEWTON AND WIFE, LINDA EDGMON NEWTON

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

ANGUS M. G. CROOK, MARRIED AND WIFE, NANCY F. CROOK

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:
Two tracts of parcels of land in the 4th Ward of the City of Nashville, Davidson County, Tennessee, as follows:
TRACT NO. 1:
Being parts of lots Nos. 15 and 16 of Block "G" on the Plan of Cherokee Park, Section 1, as of record in Book 547, Pages 169 and 170, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Aberdeen Road at the northwest corner of the property conveyed to Morris Rubin and wife, by deed from Mary B. Hill, of record in Book 2106, Page 637, said Register's Office; thence with said Rubin's westerly line south 24 degrees 02' West 66.75 feet, more or less, to the northerly line of the property conveyed to Robert Jakes and wife by deed from Mrs. Myrtle Davis of record in Book 1151, Page 229, said Register's Office; thence with said Jakes' northerly line westwardly 10 feet, more or less, to the westerly line of lot No. 15, being Jakes' northwest corner; thence with the westerly line of lots Nos. 15 and 16 north 24 degrees 02' east 66.75 feet to the southerly margin of Aberdeen Road; thence with same south 70 degrees 50' east 10 feet to the beginning.

TRACT NO. 2:
Being Lot No. 17 of Block "G" on the Plan of Cherokee Park, Section 2, as of record in Book 547, Pages 175 and 176, Register's Office for said County. Said Lot No. 17 fronts 57.42 feet on the southerly side of Aberdeen Road and extends back 121.50 feet on the easterly line and 149.15 feet on the westerly line to a dead line, measuring 56 feet thereon.

Being the same property conveyed to Edward A. Newton and wife, Linda Edgmon Newton, by Warranty Deed from Third National Bank in Nashville, Executor under will of Marion E. Clayton of record in Book 4678, Page 704, said Register's Office.
Unimproved ( )
This is improved (X) property known as 4005 ABERDEEN ROAD, NASHVILLE, TN 37205
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 this day of September, 1999

EDWARD A. NEWTON

LINDA EDGMON NEWTON

10/01 0101 03CHECK 950-80

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Edward A. Newton and wife, Linda Edgmon Newton

the 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 and official seal at Nashville, Tennessee, this day 24th day of September, 1996.

Commission Expires: 5/26/02

Notary Public

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 _____ 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

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____ _____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11685 PAGE 319

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

IDENTIFICATION REFERENCE

99 OCT -1 PM 3:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	254000.00
CON TX	939.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	950.80
CHECK	950.80

10/01/99 01 15:34 0001 4926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522823