Instr:20000403003287O Page: 1 OF 2
REC'D FOR REC 04/03/2000 11:37:37AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $66.60

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

John W. Newell & Judy A. Newell
4014 Drakes Branch Road

Nashville, TN 37218

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 69-03; Parcel Number 18.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **RICHARD LEWIS, EXECUTOR OF THE ESTATE OF HOWARD V. ALLEN**, have bargained and sold and do hereby transfer and convey unto **JOHN W. NEWELL** and wife, **JUDY A. NEWELL**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot 15 of Block GG on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the remaining portion of the property conveyed to Howard V. Allen and wife, Lullavee R. Allen by deed from Kelly Driver and wife, Idessa Driver, of record in Book 4116, page 960, Register's Office for Davidson County, Tennessee. The said Lullavee R. Allen having predeceased Howard V. Allen and the said Howard V. Allen having since died. The Will of Howard V. Allen of record in Will Book 224, page 361, Davidson County Probate Court Clerk's Office appoints Richard Lewis as Executor and directs that the subject property be sold. See Probate File No. 98P1868 of the Davidson County Probate Court Clerk's Office.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1130, page 54, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is unimproved property known as: Lot 15, Drakes Branch Road, Nashville, TN

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds himself, as fully as he is authorized to do so as such Executor, but not further or otherwise, his successors and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 30th day of March, 2000.

RICHARD LEWIS, EXECUTOR
OF THE ESTATE OF HOWARD V. ALLEN

WASHINGTON)
DISTRICT OF COLUMBIA)

Before me, the undersigned, a Notary Public within and for Washington, District of Columbia, personally appeared Richard Lewis, Executor of the Estate of Howard V. Allen, an unmarried person with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Executor of the Estate of Howard V. Allen by virtue of a will of record in Will Book 224, page 361, of the Davidson County Probate Court Clerk's Office and who further acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Washington, District of Columbia, on this the 29 day of March, 2000.

Notary Public

My Commission Expires: 04/14/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$18,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John W. Newell, Affiant

Subscribed and sworn to before me this 30th day of March, 2000.

Notary Public

My Commission Expires: 8-18-2002