Instr:200006300065365 Page: 1 OF 1
REC'D FOR REC 06/30/2000 3:20:01PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $514.67

WARRANTY DEED

Preparer's File #-00E0204

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,100.00 .

Karen Newton
Affiant

SWORN AND SUBSCRIBED BEFORE ME, THIS THE 28th DAY OF JUNE, 2000.

(Affix Seal) Notary Public

My Commission Expires:

GEORGE R. WOODS JR. NOTARY PUBLIC SUMNER COUNTY, TN EXP. 7/23/02

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Karen Newton, unmarried and Fred James Newton, Jr. a married man	CTX Mortgage Company	171-03-B-275
601 Old Hickory Blvd. # 79	P.O.Box 199000	
Brentwood, TN 37027	Dallas, TX 75219-9000	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PULTE HOMES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KAREN NEWTON, UNMARRIED AND FRED JAMES NEWTON, JR. A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37, Townhomes of Fredericksburg, Phase 2, Section 7, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being a part of the same property conveyed to Pulte Homes Tennessee Limited Partnership by deed from Freddie Niederhauser Phillips, Patricia Parker Newton, Pamela Parker McCarthy, Lynne Wallman Reed, Individually, and Richard Frederick Wallman, Individually and Lynne Wallman Reed and Richard Frederick Wallman, as co-Executors of the Estate of Dorothy N. Wallman of record in Book 11339, page 743, said Register's Office.

( ) unimproved
This is (X) improved property know as **601 Old Hickory Blvd. # 79, Brentwood, Tennessee 37027** .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **28th** day of **June, 2000**:

Marian Wruckelberg
Pulte Homes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, George R. Woods Jr. , a Notary Public in and for said County and State, the within named PULTE HOMES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June, 2000.

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES: July 23, 2002 SUMNER COUNTY, TENN

Notary Public

My Commission Expires: 7/23/02