(2)

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 061-11-0 197.00

Send Tax Statements To:
CHASE MANHATTAN MTG. CORP.
P. O. Box 78824
Phoenix, AZ 85062-8824

Name/Address New Owner:
LINDA R. EARL, ET VIR
1122 Eastdale Avenue
Nashville, TN 37216

Name of Mortgagee:
CHASE MANHATTAN MTG.

Davidson County DEEDWARR
Recvd: 03/06/01 15:41 2pgs
Fees:11.00 Taxes:536.50
20010306-0021311

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, STEVEN D. NEWTON and JANET E. NEWTON, husband and wife, have bargained and sold and by these presents do transfer and convey unto LINDA R. EARL and KENNETH T. EARL, husband and wife, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 129 and the westerly 40 feet of Lot No. 130 on the Plan of Eastdale Place of record in Plat Book 547, page 29 and 30, Register's Office for said County, to which reference is made for a more complete decription.

Being the same property conveyed to Steven D. Newton and wife, Janet E. Newton by Warranty Deed from Glenn E. Sims and wife, Kimberly L. Sims of record in Book 10239, page 297, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2001 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Eastdale Place of record in Plat Book 547, page 29 and 30, Register's Office of Davidson County, Tennessee.

3. Easement Agreement to Metropolitan Government of Nashville of record in Book 4277, page 926, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 28th day of February, 2001.

Steven D. Newton
STEVEN D. NEWTON

By: Patti Ellsworth Attorney-in-Fact
PATTI ELLSWORTH, Attorney-in-Fact,
of record in Instrument #
20010306-0021310, RODC, TN

Janet E. Newton
JANET E. NEWTON

By: Patti Ellsworth Attorney-in-fact
PATTI ELLSWORTH, Attorney-in-Fact,
of record in Instrument #
20010306-0021310, RODC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of February, 2001, before me personally appeared PATTI ELLSWORTH, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of STEVEN D. NEWTON and wife, JANET E. NEWTON, and who acknowledged that she executed the same as the free act and deed of the said STEVEN D. NEWTON and wife, JANET E. NEWTON.

WITNESS my hand and seal, at office, on this 28th day of February, 2001.

My Commission Expires:
July 24, 2004

Carol L. McArthur
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is, for this transfer is the sum of $145,000.00

Affiant

Sworn to and subscribed before me on this the 28th day of February, 2001.

My Commission Expires:
July 24, 2004

Carol L McArthur
Notary Public