Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 104
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $142,900.00

Katherine Fagan
Affiant

Subscribed and sworn to before me, this 22nd day of August, 2001.

Angela A. Ramsey
Notary Public
My commission expires:

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/27/01 16:35 2pgs
Fees:13.00 Taxes:528.73
20010827-0092556

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Fagan	1st Trust Bank For Savings	018-07-0142.00
301 Mystic Hill Drive	P.O. Box 17257	
Goodlettsville TN 37072	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Philip R. Newberry and wife, Marylyn Newberry, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Fagan and wife, Katherine Fagan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County being Lot 54, on the plan of Section Three, Charleston Square Subdivision, of record in Plat Book 6250, Page 435, said Register's Office.

Being the same property conveyed to Phillip R. Newberry and wife, Marylyn Newberry by deed from Earnest A. Gregory and wife, Gwendolyn C. Gregory of record in Book 10502, Page 918, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 Mystic Hill Drive, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of August, 2001.

Philip R. Newberry

Marylyn Newberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip R. Newberry and Marylyn Newberry, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, TN, this 22nd day of August, 2001.

Notary Public

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JUL. 27, 2002

My Commission expires