Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 04/01/02 11:06 3pgs
Fees:18.00 Taxes:480.63
20020401-0038996

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MARY ANN NEWMAN, A WIDOW** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **ZANDA HANEY AND MICHELLE BUSH**, both unmarried (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **Davidson County**, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 19th **day of** ~~FEBRUARY~~ March, **2002.**

Mary Ann Newman
MARY ANN NEWMAN

STATE Of Tennessee
COUNTY Of Davidson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **MARY ANN NEWMAN** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 19th **day of** March **2002.**

Lola A Taylor
Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE OF TN
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$129,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Margaret Ann Newman
Affiant

Subscribed and sworn to before me this 19th **day of** March **2002.**

Lola A Taylor
Notary Public
My Commission expires: 02-22-2004

Map and Parcel: 29-289.00

Address of New Owner:
4281 Benard Road
Nashville, TN 37080

Send Tax Bills To:

Same

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

6-010454

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, beginning at the northwest corner of the Charles Newman property (transfer of record in Book 4545, page 357, RODC); thence South 89 degrees 15' east 653.90 feet to a point, the same being in the westerly side of a right of way; thence along said right of way line South 4 degrees 30' East 300.00 feet to a point; thence North 65 degrees 52' West 741.88 feet to the point of beginning, containing 2.24 acres more or less.

Being the same property conveyed to Charles A. Newman (now deceased) and wife, Mary Ann Newman by Warranty Deed from Angie Newman, a widow, dated May 12, 1975 and recorded May 12, 1975, in Book 4912, page 26, Register's Office for Davidson County, Tennessee. The said Charles A. Newman is now deceased.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).