Davidson County DEEDWARR
Recvd: 05/28/02 09:29 2pgs
Fees:13.00 Taxes:451.40

20020528-0064024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilbert F. Gilchrist	New South Federal Savings Bank	Map: 162-05-0 195.00
(NAME) 304 Ash Grove Court	(NAME) 510 Lorna Square	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS) Birmingham, AL 35216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, DARIN NEWTON AND WIFE, CHERYL A. NEWTON, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto GILBERT F. GILCHRIST, hereinafter called the GRANTEE(S), their heirs and assigns, a 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. 41 on the plan of Section 3, Hickory Valley Subdivision of record in Plat Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Darin Newton by Warranty Deed of record in Book 9409, page 791, said Register's Office, and further conveyed to Darin Newton and wife, Cheryl A. Newton, by Quitclaim Deed of record in Book 9872, page 610, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 4604, page 526, Book 4630, page 548, as amended in Book 5967, page 773; Easement to Nashville Electric Service in Book 3372, page 430; and, any and all matters as shown on the plan of record in Plat Book 4460, page 86, all of record in said Register's Office.

Unimproved ( )
This is improved (X) property, known as 304 Ash Grove Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and Grantors covenant with the said GRANTEE(S) that they are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 22nd day of May, 2002.

Darin Newton

Cheryl A. Newton

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Darin Newton and wife, Cheryl A. Newton who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of May, 2002.

Notary Public

My Commission Expires: 1/26/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027