THIS INSTRUMENT PREPARED BY
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $415,000.00.

Affiant

Sworn to and subscribed before me this 20 day of December, 2002.

Notary Public
My Commission Expires: 3.14.2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Andrew Wilson and Jean Carter	2017 Kingsbury Drive	Owner	144.15.0
2017 Kingsbury Drive	Nashville, TN 37221		021.00
Nashville, TN 37221			FH 13055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifteen Thousand and 00/100 Dollars ($415,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **DAVID NEWMAN and ELIZABETH NEWMAN (being one and the same person as Elizabeth Byrd), husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **ANDREW A. WILSON and JEAN A. CARTER** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hillsboro Park, Section II, of record in Book 2331, Pages 61 and 62, Register's Office for said County.
>
> Said Lot No. 41 fronts 190.0 feet on the westerly margin of Kingsbury Drive and extends back 241.0 feet on the southerly line and 408.6 feet on the northerly line to a dead line in the rear, measuring 253.4 feet thereon.
>
> BEING the same property conveyed to David Newman and Elizabeth Byrd, joint tenants with right of survivorship, by Warranty Deed dated June 26, 2002 from R. Craig Laine, married, of record in Instrument No. 20020702-0079103, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and

Davidson County DEEDWARR
Recvd: 12/23/02 11:19 2pgs
Fees:13.00 Taxes:1535.50
20021223-0158089

possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2002 which have been prorated and are being paid by Grantees, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20 day of December, 2002.

DAVID NEWMAN

ELIZABETH NEWMAN
By David S. Newman, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **DAVID NEWMAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 20 day of December, 2002.

NOTARY PUBLIC

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

My Commission Expires: 3.14.2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, a Notary Public, David S. Newman with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained and who further acknowledged that he is the Attorney in fact for Elizabeth Newman of record in Book * Page , and is authorized to execute this instrument on behalf of Elizabeth Newman. *20021223-0158088

Witness my hand at office this 20 day of December, 2002.

Notary Public

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

My Commission Expires:

3.14.2005