Davidson County DEEDWARR
Recvd: 12/31/02 09:19 2pgs
Fees:13.00 Taxes:1313.50
20021231-0162386

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

02H-1686

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **December, 2002** between **RAYMOND E NEWMAN and SHARON J. NEWMAN** , GRANTOR, and **Harm P. Kane and Jo Donna Kane, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Old Hickory TN,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY TENNESSEE BEING DESCRIBED AS FOLLOWS; LOT 148, PHASE ONE, CLEVELAND HALL SUBDIVISION, AS SHOWN ON THE PLAT OF RECORD IN BOOK 11700, PAGE 51 AND CORRECTED IN BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NUMBER 199912090301348, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND E. NEWMAN AND WIFE SHARON J. NEWMAN BY GENERAL WARRANTY DEED FROM CLEVELAND HALL LLC, A TENNESSEE LIMITED LIABILTY COMPANY OF RECORD IN INSTRUMENT NUMBER 20010420-0039414, REGISTER'S OFFICE, DAVIDSON COUNY TENNESSEE.

Furthurmore conveyed to Harm P. Kane by Warranty Deed from Raymond E. Newman and wife Sharon Newman being recorded simlataneously herewith in Instrument # Davidson County Tennessee.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2002 WHICH HAVE BEEN ASSUMED BY GRANTEE(S) AND PRORATED; ANY AND ALL MATTERS IN THE PLAN OF RECORD BOOK 11700, PAGE 51, ANY AND ALL EASEMENTS, RIGHT OF WAYS. SETBACK LINES, RESTRICTIONS, ZONING REGULATIONS ECT. ALL OF RECORD IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE.

SUBJECT TO EASMENT TO BELL SOUTHTE LECOMMUNICATIONS OF RECORD IN BOOK 11725 PAGE 325, BY LAWS OF RECORD IN BOOK 11725 PAGE 110, CHARTER OF CLEVELAND HALL HOA OF RECORD IN BOOK 11725 PAGE 70, ALL OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Raymond E Newman
RAYMOND E NEWMAN
Signature of Seller

Sharon J Newman
SHARON J. NEWMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **RAYMOND E NEWMAN and SHARON J. NEWMAN** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **December, 2002.**

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE COUNTY, TENN.

Name and Address of Property Owner:

Harm P. Kane and Jo Donna Kane
1148 Cleveland Hall Road
Old Hickory , TN 37138

Property Address:

1148 Cleveland Hall Road
Old Hickory TN 37138

Person Responsible for Taxes:

SAME

Parcel # 064-5-84

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$355,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **16th** day of **December, 2002.**

Notary Public

My Commission Expires: 2/13/03

NOTARY PUBLIC AT LARGE COUNTY, TENN.

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076