RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP41961

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/03 10:26 2pgs
Fees:13.00 Taxes:196.10

20030626-0088195

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$53,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
THIS 12 DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ROGER L. NEWLAND et ux **316 Scalf Street** **Madison, TN 37115**	NEW OWNER	**43-7-7** **11D 62910**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, JERRY D. KING, MARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROGER L. NEWLAND and wife, DANA R. NEWLAND**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT**

BEING Lot No. 148 on the Plan of resubdivision of Lots Nos. 1 and 13 of Anderson Estates, not of record, and being part of Lot No. 13 on the Plan of said Anderson Estates, as of record in Plat Book 1130, page 37, Register's Office for Davidson County, Tennessee, and described according to a survey made by Anderson & Gee Surveyors, August 5, 1946, as follows, to wit:

BEGINNING on the easterly margin Scalf Drive at a point 50.0 feet north of the northwest corner of the property conveyed to Emma V. McDowell by deed from John W. Anderson and wife, of record in Book 1320, page 7, said Register's Office, being the corner of Lots Nos. 148 and 149; thence with said Drive northwardly 50.0 feet to the corner or Lots Nos. 146 and 158; thence with the line between said two lots, eastwardly 169.5 feet to the common corner of Lots 146, 148, 134 and 135; thence with the line between Lots 134 and 148, southwardly 50.0 feet to the common corner of Lots Nos. 133, 134, 148 and 149; thence with the line between said two lots westwardly 168.9 feet to the beginning.

BEING the same property conveyed to Jerry D. King, Married, by deed from Cornerstone Home Properties, LLC, a Tennessee limited liability company, of record in Instrument Number 20030226-0025663, Register's Office for Davidson County, Tennessee.

THIS is investment property and has never been the residence of Grantor nor any spouse.

Unimproved ( )
This is improved (X) property, known as **316 Scalf Street, Madison, Tennessee 37115**

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 and assigns forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 21st DAY OF MAY, 2003.

JERRY D. KING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY D. KING, Married, the bargainor, with whom I am personally acquainted , (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of May, 2003.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 7-24-2004

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004