(1)

Davidson County DEEDWARR
Recvd: 12/10/03 12:03 3pgs
Fees:18.00 Taxes:2368.00

20031210-0177107

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $640,000.00 Affiant Subscribed and sworn to before me this 8th day of December, 2003. Notary Public My Commission Expires: 6-3-06

Address New Owner As Follows:
Mr. and Mrs. David S. Newman
4327 Beekman Drive
Nashville, TN 37215

Send Tax Bills To:
owner

Map-Parcel Number:
130-15-0 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L. WEAREN HUGHES AND WIFE, ELIZABETH S. HUGHES,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID S. NEWMAN AND WIFE, ELIZABETH R. NEWMAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 220 feet on the southwesterly side of Beckman Drive and extends back 220 feet on the northwesterly line and 248.5 feet on the southeasterly line to a dead line, measuring 260 feet thereon.

Being the same property conveyed to L. Wearen Hughes and wife, Elizabeth S. Hughes, by deed from Mary Cunningham Ford of record in Book 6368, page 883, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2331, page 8, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6303, page 828, said Register's Office.

This is improved property known as 4327 Beekman Drive, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 8th day of December, 2003.

L. Wearen Hughes

Elizabeth S. Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **L. WEAREN HUGHES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of December, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH S. HUGHES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of December, 2003.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007