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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(KM) Title No: 45268
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/06/04 15:50 2pgs
Fees:13.00 Taxes:591.63
20040106-0002167

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pamela B. Simmons 322 Blackman Road Nashville, Tennessee 37211	New Owner

TAX MAP-PARCEL NUMBERS: 147-05-114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Dallas Newman and Joan Copenhaver Newman, Trustees of the Newman Family Living Trust, dated January 31, 2000** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela B. Simmons** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Caldwell Hall, Section I, Revised, as of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 80 feet on the north side of Blackman Road and runs back 167.4 feet on the east line and 168.7 feet on the west line to a dead line in the rear, on which it measures 80 feet.

Being the same property conveyed to Michael D. Newman and wife, Joan C. Newman by deed from J. M. Medlin & Company of record in Book 3223, Page 413, said Register's Office. By deed of record in Book 5341, Page 332, said Register's Office, Michael D. Newman conveyed his interest to Joan C. Newman. By Quitclaim Deed of record in Document No. 200002020010611, said Register's Office, Joan Copenhaver Newman conveyed her interest in subject property to Michael Dallas Newman and Joan Copenhaver Newman, trustees or their successors in trust, under the Newman Family Living Trust, dated January 31, 2000.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900 Page 57, 58 and 59, said Register's Office, which Plan shows a 40 foot minimum building setback line from Blackman Road and a 10 foot easement for public utility and drainage purposes along the rear line(s)of said lot and an easement for underground telephone and cable wire along the westerly line of said lot, and easement for sewers along the rear portion of said lot.

This is improved property, known as: 322 Blackman Road, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2003.

Michael Dallas Newman, Trustee

Joan Copenhaver Newman, Trustee

State of TENNESSEE
County of DAVIDSON

On this 30th day of December, 2003, before me the undersigned authority, personally appeared **Michael Dallas Newman and Joan Copenhaver Newman, Trustees of the Newman Family Living Trust, dated January 31, 2000**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Sworn and subscribed before me this the 30th day of December, 2003

My Commission Expires: 5/24/05 Notary Public

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY