RETURN TO: FIRST TITLE AND ESCROW COMPANY, INC.
BOX 9B
FILE NUMBER 22498

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $354,000.00.

Affiant

Sworn to and subscribed before me this 29th day of April, 2004.

Notary Public

My Commission Expires: 12/07/05

EMBER S. FREET NOTARY PUBLIC AT LARGE SON COUNTY, TENN.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Teresa D. Merryman	201 West Brookfield	~~Owner~~ NEW CENTURY MTG	Map 130-9.0
	Nashville, TN 37205	18400 VON KARMAN #1000	Parcel 102.00
		IRVINE, CA 92612	07DZ 30965

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty-Four Thousand and 00/100 Dollars ($354,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **ELIZABETH R. NEWMAN, formerly known as Elizabeth R. Byrd, and DAVID NEWMAN, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **TERESA D. MERRYMAN** MARRIED (Grantee), her 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. 19 Block 4 on the Plan of The Highlands of Belle Meade No. 1, as of record in Plat Book 547, Page 180, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Elizabeth R. Byrd, married, by Warranty Deed dated May 28, 1999 from Jerome A. McPherson and wife, Evy E. McPherson, of record in Book 11507, Page 308, 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 Grantee, her successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and 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 2004 which are a lien but not yet due and payable to be paid by Grantee, the Plan of record in Book 547, Page 180, Register's Office for Davidson County, Tennessee, Sanitary Sewers and/or Storm Drainage Easement of record in Book 6273, Page 694, Register's Office for Davidson County, Tennessee, 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

Davidson County DEEDWARR
Recvd: 05/07/04 13:04 2pgs
Fees:13.00 Taxes:1309.80
20040507-0052357

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 Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

David Newman joins in the execution of this instrument for the purposes of conveying any and all right, title and interest he may have in said property by virtue of his marriage to Elizabeth R. Newman, formerly known as Elizabeth R. Newman.

WITNESS our hands this the 27 day of April, 2004.

ELIZABETH R. NEWMAN, formerly known as Elizabeth R. Byrd

DAVID NEWMAN

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, **Elizabeth R. Newman, formerly known as Elizabeth R. Byrd, and 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 27 day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 3.14.2005

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