Re: 1209 San Destin Trace, Madison, TN 37115

WARRANTY DEED

Return to
CAPLANDER NASHVILLE
TITLE & CLOSING CO.
230 Madison Street
Madison, TN 37115

STATE OF Tenn
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 3/14/2007
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
MY COMMISSION EXPIRES MARCH 14, 2007

THIS INSTRUMENT WAS PREPARED BY
National Equity, Inc. 8701 West Dodge Rd., Omaha, NE 68124-5886

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N. P. Dodge, Jr., Trustee c/o National Equity, Inc.	SAME AS NEW OWNER	52-8A-219
8701 West Dodge Rd. Omaha, NE 68124-5886	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 10th day of May, 2004, by and between ANTHONY D. NEWELL, AN UNMARRIED PERSON, party of the first part, and N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 151 on the Plan of Heron Walk, Section Three, Phase One, of record in Plat Book 9700, Page 551, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Anthony D. Newell, married, by Warranty Deed from Shawn Mertz and wife, Shaun Marie Mertz of record in Instrument No. 20001009-0100081, Register's Office for Davidson County, Tennessee.
THIS IS IMPROVED PROPERTY KNOWN AS 1209 SAN DESTIN TRACE, MADISON, TN 37115
Subject to Restrictions of record in Deed Book 10095, Page 464, Deed Book 10170, page 124, Deed Book - X, page -, and Deed Book -, page -, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

20040701-0078612

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

ANTHONY D. NEWELL

Davidson County DEEDWARR
Recvd: 07/01/04 14:48 2pgs
Fees:13.00 Taxes:425.50

20040701-0078613

STATE OF MISSISSIPPI
COUNTY OF WASHINGTON

Before me, a Notary Public in and for said County and State, personally appeared ANTHONY D. NEWELL, AN UNMARRIED PERSON individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Greenville MS this 10th day of May, 2004.

Commission expires:

Karen Phillips
Notary Public

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 22, 2007
BONDED THRU STEGALL NOTARY SERVICE

EXHIBIT "B"

1. Subject to property taxes for 2004, a lien, but not yet due and payable.

2. Restrictive Covenants for Heron Walk, Section Three, Phase One, of record in Book 10095, Page 464 and Book 10170, Page 124, Register's Office for Davidson County, Tennessee.

3. Subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Heron Walk, Section Three, Phase One, of record in Plat Book 9700, Page 551, Register's Office for Davidson County, Tennessee.