BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 07/02/04 14:13 2pgs
Fees:13.00 Taxes:592.00

20040702-0079262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Ritchey Newton	William Ritchey Newton	116-03-A 49.00
(NAME) 4505 Harding Pike Unit 42W	(NAME) 4505 Harding Pike Unit 42W	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **EDWARD T. STEELE AND CAROL G. STEELE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM RITCHEY NEWTON, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 42W on the Plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, page 189, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by master Deed and By-Laws of record in Book 4710, page 901, amended in Book 4798, page 813, said Register's Office, said Unit being located upon Lot No. 3 on the Plan of Royal oaks of record in Plat Book 4300, page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward T. Steele and wife, Carol G. Steele by deed of record in Instrument No. 20001222-0125491, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 189, said Register's Office; and (c) Master Deed and ByLaws of record in Book 4710, page 901, and Book 4798, page 813, said Register's Office; and (d) Easement for utilities of record in Book 3958, page 152, and Book 4668, page 986, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4505 Harding Pike Unit 42W, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30th day of June, 2004.

Edward T. Steele

Edward T. Steele
BY: Carol G. Steele, Attorney-in-Fact

Carol G. Steele
Carol G. Steele

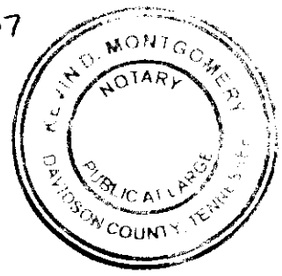
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol G. Steele , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged to be the person who executed the foregoing instrument in behalf of Edward T. Steele, and individually, and who acknowledged that she executed the same as the free act and deed of Edward T. Steele, and individually, or the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2004.

Commission expires: 11/24/07



Notary Public