Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/02/04 13:33 2pgs
Fees:13.00 Taxes:765.90

20040802-0092183

03-0405-31998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $207,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2004.

Notary Public
My commission expires: 11/25/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jonathan Newton 1008 Harpeth Valley Court Nashville TN 37221	Suntrust Mortgage, Inc. 201 Fourth Ave. 7th Floor Nashville, TN 37219	127-12-12

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry R. Sears and wife, Patti C. Sears, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan Newton and wife, Brooke Newton, hereinafter called the Grantees, their successors 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 Lot No. 16, on the Plan of Resubdivision of Bellevue Manor, Lots 14, 15 and 16, of record in Book 5190, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Terry R. Sears and wife, Patti C. Sears by deed from Alex Zaionchkovsky and wife, Bernadette Webster Zaionchkovsky of record in Book 10327, Page 168, rerecorded in Book 10396, Page 293, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1008 Harpeth Valley Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23rd day of July, 2004.

Terry R. Sears

Patti C. Sears

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said County and state, Terry R. Sears and Patti C. Sears, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05