Davidson County DEEDWARR
Recvd: 04/05/05 09:03 2 pg
Fees:13.00 Taxes:468.05
20050405-0036737

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO:**
Sathavone N. Cheng	Sathavone N. Cheng	148-2-83
300 Luna Drive	300 Luna Drive	
Nashville, TN 37211	Nashville, TN 37211	

For good and valuable consideration received, **Gail Newman, Administrator of the Estate of Jeffrey Wayne Newman,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 04P-1710** unto the Grantee, **Sathavone N. Cheng and Dara Cheng, wife and husband**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Jeffrey Wayne Newman**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF LUNA HEIGHTS, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 34 FRONTS 232.5 FEET ON THE NORTHEASTERLY MARGIN OF LUNA DRIVE AND RUNS BACK BETWEEN LINES OF 232 FEET ON THE SOUTHEASTERLY SIDE AND 162 FEET ON THE NORTHWESTERLY SIDE TO A DEAD LINE MEASURING 178.6 FEET.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JAMES M. DAVIS AND WIFE, MYRNA W. DAVIS TO JEFFREY W. NEWMAN AND WIFE, WILMA GAIL NEWMAN AS RECORDED ON THE 28TH DAY OF OCTOBER, 1996, IN BOOK 10238, PAGE 38; QUITCLAIM DEED FROM WILMA GAIL NEWMAN TO JEFFREY WAYNE NEWMAN AS RECORDED ON THE 13TH DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001113-0112381, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Jeffrey Wayne Newman having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as 300 Luna Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Jeffrey Wayne Newman** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of March 2005.

Gail Newman, Administrator

Gail Newman, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March 2005, before me personally appeared, Gail Newman, Administrator of the **Estate of Jeffrey Wayne Newman** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Jeffrey Wayne Newman**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 23rd day of March 2005.

My commission expires: 5/28/06

Notary Public

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $126,500.00.

Affiant

Subscribed and sworn to before me this 23rd day of March, 2005.

Notary Public

My Commission Expires: 5/28/06

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.