THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24003-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $24,500.00. Affiant Subscribed and sworn to before me this 16th day of May, 2005. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Beverly A. Vowell ~~1510 Litton Avenue~~ 4400 Belmont Park Terrace #137 Nashville, TN 37215	New Owner	Map No.072.11-0 Parcel No. 327.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rochelle D. Newsom, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beverly A. Vowell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1510 Litton Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2005.

Rochelle D. Newsom

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rochelle D. Newsom** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2005.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 05/23/05 14:34 2 pgs
Fees:13.00 Taxes:90.65

20050523-0057979

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hal Harding Land as of record in Plat Book 843, page 47, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rochelle D. Newsom and Lewis Newsom, unmarried by deed dated January 22, 1994 from Juanita Wilson, unmarried of record in Book 9270, page 776, Register's Office for Davidson County, Tennessee. Lewis Newsom died intestate on 2/23/05, leaving as his sole heirs at law, his four children, Regina Newsom Small, Rochelle D. Newsom, Ronald Newsom and Robert Newsom. By Quitclaim Deeds recorded as Instrument No. 20050523-0057976 and Instrument No. 20050523-0057977 and Instrument No. 20050523-0057978, Regina Newsom Small, Ronald Newsom, and Robert Newsom have conveyed their interests in subject property to Rochelle D. Newsom.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 843, page 47, Register's Office for Davidson County, Tennessee.