03

Realty Title 48-A

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

Davidson County DEEDWARR
Recvd: 05/22/05 09:01 2 pgs
Fees:13.00 Taxes:765.99
20050622-0071358

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $207,025.00

Affiant

Subscribed and sworn to before me this 15th day of June, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Simon S. Newman 7098 Northridge Drive Nashville, TN 37221	Texas Capital Bank, N.A. 6060 N. Central Expressway #718 Dallas, TX 75206	142-13-0-B-192.00CO

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, **Rochford Realty & Construction Co., Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Simon S. Newman and wife, Lisa M. Clewner**, 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. 224, on the Plan of Riverside, Phase 5B, of record in Instrument No. 20030212-0019415, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Rochford Realty & Construction Co., Inc., by deed from Frank H. Carter and wife, Delores H. Carter, Charles C. Handly, Jr. and Mary Handly Beard, dated December 22, 1986, recorded January 9, 1987, of record in Book 7103, Page 48, 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 7098 Northridge Drive, 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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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 15th day of June, 2005.

Rochford Realty & Construction

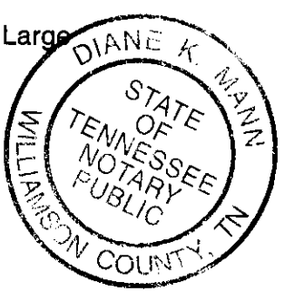
By: _____
James G. Morrissey, Vice President

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James G. Morrissey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Rochford Realty & Construction Co., Inc., the within named bargainor, and that he is authorized by Rochford Realty & Construction Co., Inc. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 15th day of June, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09