03

Realty Title 44-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $101,500.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2005.

Notary Public
My commission expires: 02/22/09

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

Davidson County DEEDWARR
Recvd: 10/05/05 08:38 2 pgs
Fees:13.00 Taxes:375.55
20051005-0119725

03-0509-33093

[redacted]

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rachael Harris	Equifirst Mortgage Corp.	148-09-0 116
3908 West Valley	500 Forest Point Circle	
Nashville TN 37211	Charlotte, NC 28273	

[redacted]

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, Curtis Newman, Jr., married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Ben Harris and wife, Rachael Harris, 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. 34, on the Plan of Locustwood, Section 4, of record in Book 2330, Page 137, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis Newman, Jr. by deed from Johnny Allen Beals and wife, Donna K. Beals dated August 13, 1992, recorded August 17, 1992, in Instrument No. 8702-411, to Curtis Newman, Jr., and wife, Joan C. Newman, by quitclaim deed of record in Book 9173, page 734, Register's Office for Davidson County, Tennessee. Joan C. Newman conveyed subject property to Curtis Newman, Jr. by quitclaim deed of record in Book 9438, Page 55, said Register's Office for Davidson County, Tennessee.

Sandra M Newman, wife of Curtis Newman, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property,

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 3908 West Valley, 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 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 28th day of September, 2005.

Curtis Newman, Jr.

Sandra M. Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Curtis Newman, Jr., and Sandra M. Newman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of September, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

