File Box 9B
First Title & Escrow Co., Inc.
#24937

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1596

Davidson County DEEDWARR
Recvd: 01/10/06 14:26 2 pgs
Fees:13.00 Taxes:1528.93
20060110-0003789

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned L. Thomas Hart, Jr. and wife, Elizabeth R. Hart, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Neil G. Newton and Laura L. Newton, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

*wife

Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of Estes Chase, a horizontal property regime established by Master Deed, of record in Book 6847, page 593, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to L. Thomas Hart, Jr. and wife, Elizabeth R. Hart by deed from John R. Garside, II and wife, Barbara D. Garside, dated November 24, 1995, of record in Book 9913, page 111, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3921 Estes Road, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of December, 2005

L. Thomas Hart, Jr.

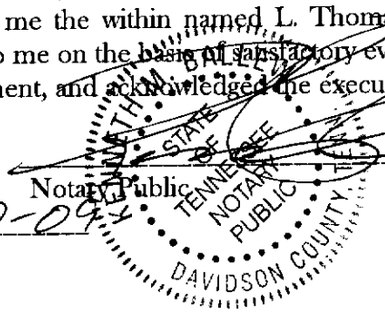
Elizabeth R. Hart

State of Tennessee)
County of Davidson)

On this 30th day of December, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named L. Thomas Hart, Jr. and Elizabeth R. Hart, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-09



State of Tennessee)
County of Davidson)

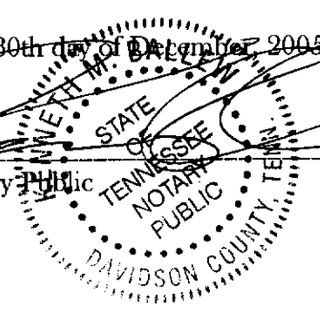
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ ~~413,500.00~~ 413,225.00

X L. Thomas Hart, Jr.
Affiant

Sworn and subscribed before me on this the ~~30th~~ day of December, 2005

Notary Public

My Commission Expires: 7-30-09



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Neil G. Newton 3921 Estes Road Nashville, TN 37215	First Tennessee Bank 2525 West End Ave., #300 Nashville, TN 37203	116-16C-4CO