WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/06 15:34 2 pgs
Fees:13.00 Taxes:1184.00

20060725-0089679

State of ~~Tennessee~~ Texas
County of ~~Davidson~~ El Paso

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me this the 13th day of July, 2006.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

MARCIA S. DAHLBERG
MY COMMISSION EXPIRES
July 11, 2008

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THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James M. Newman Pamela A. Newman	Countrywide Home Loans	Map 064-01, Parcel 047
232 Ashawn Blvd.	801 Crescent Dr. Ste 510	
Old Hickory, TN 37138	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frances Susanne Coles-Peralta and Max Peralta, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Newman and Pamela A. Newman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 21, on the Plan of Brandywine Place, of record in Plat Book 6250, pages 327 and 328, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peter J. Coles and wife Ann P. Coles, by Deed from Metropolitan Federal Savings and Loan Association, of record in Book 7797, Page 198, Register's Office for Davidson County, Tennessee. The said Peter J. Coles having since died on October 27, 2001 and Ann P. Coles having since died on October 22, 2005. The said property was devised to Frances Susanne Coles by the Last Will and Testament of Ann Patricia Coles of record in Volume No. 6152-2128905 and File No. 05-1854, Probate Court for said county. The said Frances Susanne Coles having since married and is now known as Frances Susanne Coles-Peralta.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6488, Page 764, and as amended in Book 8904, Page 855, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Max Peralta, spouse of the above named Frances Susanne Coles-Peralta, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is Improved (X) Unimproved ( ) property, known as: **232 Ashawn Blvd., Old Hickory, TN 37138**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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: and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **13th** day of **July, 2006.**

Frances Susanne Coles-Peralta

Frances Susanne Coles-Peralta

Max Peralta

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Texas)
COUNTY OF El Paso)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frances Susanne Coles-Peralta and Max Peralta, wife and husband ,** the bargainor, 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 and official seal at Nashville, Tennessee, this **13th** day of **July, 2006.**

Marcia S Dahlberg
Notary Public

My Commission Expires: 7/11/08

MARCIA S. DAHLBERG
MY COMMISSION EXPIRES
July 11, 2008