This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006070062

Davidson County DEEDWARR
Recvd: 08/04/06 10:01 2 pgs
Fees:13.00 Taxes:497.65
20060804-0095493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$134,500.00**.

Sworn to and subscribed before me this 31st day of July, 2006.

Affiant

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/19/09

Address of New Owner:

Mark Newton
918 South Dickerson Road
Goodlettsville, TN 37072

Send Tax Bills to:

Same

Map-Parcel Numbers:

26-16-15.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Buffey Lynn Pelham Briley and Dana Kaye Pelham Carter**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Newton and wife, Kelly Newton**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of GOODLETTSVILLE HEIGHTS, SECTION III, a plat of which is of record in Book 1835, Page 98, Register's Office for said county.

Said Lot No. 34 fronts 125 feet on the east side of Dickerson Road (U.S. 41-E), and runs back 247.9 feet on the north line and 201.7 feet on the south line, and shows 133.8 feet on the rear line.

Being the same property conveyed to Buffey Lynn Pelham Briley and Dana Kaye Pelham Carter, by Quitclaim Deed from John D. Pelham, Jr., as recorded on the 12th day of June, 2006 in Instrument No. 20060612-0069431, Register's Office for Davidson County, Tennessee.

Prior Deeds:

Quitclaim Deed from Buffy Lynn Pelham, Dana K. Pelham and John David Pelham, Jr. to Dana K. Carter, Buffy L. Briley, and John D. Pelham, Jr., as recorded on the 16th day of October, 2000 in Instrument No. 20001016-0102372;

Quitclaim Deed from Larry S. Pelham, Executor of the Estate of Louise Vincon Pelham to John David Pelham, Trustee for the minor children, Buffy Lynn Pelham, Dana K. Pelham and John David Pelham, Jr. as recorded on the 11th day of December, 1990 in Book 8255, Page 184 and

Warranty Deed from Commerce Union Bank, a Tennessee Banking Corporation to Lousie Pelham, an unmarried person as recorded on the 19th day of January, 1983 in Book 5995, Page 58, in the Register's Office of Davidson County, Tennessee.

This property has never been the domicile of the Grantors.

This conveyance is made subject to:

Plat of which is of record in Book 1835, Page 98, Register's Office for Davidson County, Tennessee.

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

\

This is improved property known as **918 South Dickerson Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of July, 2006

Buffey Lynn Pelham Briley

Dana Kaye Pelham Carter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, BUFFEY LYNN PELHAM BRILEY AND DANA KAYE PELHAM CARTER, the within named bargainors, 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 31st day of July, 2006.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY