This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0607081
After Recording please return to:
Title Corporation of America
5115 Maryland Way, Brentwood TN 37027
File No. 0607081

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$69,900.00**

Portia L Lee
Affiant

Subscribed and sworn to before me, this the 18th day of August, 2006

Tamilyn Derryberry, Notary Public
My commission expires: May 2, 2010

Davidson County DEEDWARR
Recvd: 08/21/06 09:47 2 pgs
Fees:13.00 Taxes:258.63
20060821-0102628

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Portia L. Lee 1510 Litton Ave Nashville, TN 37216-3934	New Owner	072-22-0-032700

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Beverly A. Vowell, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Portia L. Lee, unmarried and John L. Quarles, unmarried as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee BEING Lot 14 on the Plan of Hal Harding Land as of record in Plat Book 843, Page 47, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Beverly A. Vowell by Warranty Deed from Rochelle D. Newsom, Unmarried dated May 16th, 2005 and recorded on May 23, 2005, in Instrument No. 20050523-0057979, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Rochelle D. Newsom and Lewis Newsom, unmarried by deed dated January 22, 1994 from Juanita Wilson, unmarried of record in book 9270, Page 776, register's Office for Davidson County, Tennessee. Lewis Newsom died intestate on 2/23/05, leaving as his sole heirs at law his four children, Regina Newsom Small, Rochelle D. Newsom, Ronald Newsom and Robert Newsom. By Quitclaim Deeds recorded as Instrument No. 20050523-0057976 and Instrument No. 20050523-0057977 and Instrument No. 200505230057978, Regina Newsom Small, Ronald Newsom, and Robert Newsom have conveyed their interests in subject property to Rochelle D. Newsom.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **1510 Litton Ave, Nashville, TN 37216-3934**

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TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I Beverly A. Vowell, sign this Warranty Deed on this the 18th day of August , 2006.

Beverly A. Vowell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beverly A. Vowell ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 18th day of August, 2006.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010