WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF April, 2007 Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)
G-VRE-07-323	

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
John H. Newman	New Owner (NAME)	
323 50th Avenue North (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	91-15-216.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL CLARK FILES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN H. NEWMAN AND WIFE, REBECCA LYFORD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN B. KOHL CO., P.C., DATED OCTOBER 30, 1998 AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF 9TH STREET OF 50TH AVENUE, NORTH, 100 FEET SOUTH OF THE SOUTHERLY MARGIN OF 1ST AVENUE, RUNNING THENCE SOUTHWARDLY 50 FEET ALONG WESTERLY MARGIN OF SAID 9TH STREET OR 50TH AVENUE NORTH; THENCE WESTWARDLY AT RIGHT ANGLES 160 FEET TO A DEAD LINE; THENCE NORTHWARDLY AND PARALLEL WITH 9TH STREET OR 50TH AVENUE NORTH 50 FEET TO A POINT; THENCE EASTWARDLY AND PARALLEL WITH 1ST AVENUE, OR PARK AVENUE 160 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DANIEL CLARK FILES BY WARRANTY DEED FROM WILLIAM DELL WALKER AND ALICE WALKER, HUSBAND AND WIFE (ALICE WALKER BEING ONE AND THE SAME PERSON AS ALICE B. MILES), RECORDED ON THE 19TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030519-0067610, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 323 50th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of April, 2007.

Daniel Clark Files

Davidson County DEEDWARR
Recvd: 05/04/07 10:46 2 pgs
Fees:13.00 Taxes:851.00

20070504-0053696

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Clark Files, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL) 7-24-10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903