Return to: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
File # 700326

Davidson County DEEDWARR
Recvd: 05/31/07 14:36 3 pgs
Fees:18.00 Taxes:610.50
20070531-0064809

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Perdue	Mortgage Lenders of America, LLC	MAP 16
(NAME)	(NAME)	
2645 Crocker Springs Road	8400 W 110th Street, Ste 500	PARCEL 45
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37218	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert E. Newlin, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Perdue and Brannon Penrod, Both Unmarried as Joint Tenants with Rights of Survivorship.

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 the 10th Civil District of Davidson County, Tennessee, BEING the Robert Newlin property on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

BEGINNING at an iron pin in the westerly margin of Crocker Springs Road, a corner to Tract 3 conveyed to Charles E. Wair and wife, Mable A. Wair, by deed of record in Book 7604, page 155, Register's Office for Davidson County, Tennessee; thence, with the line of Wair South 74 degrees 39' 38" West 527.32 feet to an iron pin; thence, North 67 degrees 02' 47" West 452.36 feet to a point in the line of David Tiller property; thence, with the line of Tiller North 45 degrees 27' 07" East 144.25 feet, with a fence row to an iron pin, a corner to H.O. Pritchett; thence, with the line of Pritchett, in a fence row, North 51 degrees 20' 37" East 504.71 feet to an iron pin in the westerly margin of Crocker Springs Road; thence with the margin of said road South 51 degrees 50' 19" East 217.59 feet to a point; thence continuing with the westerly margin of Crocker Springs Road on a curve to the right having a radius of 811.45 feet and a delta angle of 29 degrees 14' 24" for a distance of 377.62 feet to the point of beginning.

BEING a part of the same property devised to Robert E. Newlin by Will of Lela

CONTINUED

This is improved (X) unimproved ( ) property, known as 2645 Crocker Springs Road, Goodlettsville, TN 37072
(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 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 hand this 24th day of May, 2007

Robert E. Newlin

LEGAL DESCRIPTION CONTINUATION

Newlin, of record in Will Book 97, page 245, Probate Court, Davidson County, Tennessee, and by Affidavit of Heirship of record in Book 5063, page 484, Register's Office for Davidson County, TN; and further conveyed to Robert E. Newlin and wife, Janice W. Newlin, by Quitclaim Deed of record in Book 5261, page 705, said Register's Office; and further conveyed to Robert E. Newlin by Quitclaim Deed from Janice W. Newlin, of record in Book 7284, page 46, R.O.D.C., TN; and by Deed from Sarah P. Gray to Robert E. Newlin, of record in Book 7475, page 929, said Register's Office, and by Deed of record in Book 7582, page 710, said Register's Office; and BEING all of the same property conveyed to Robert E. Newlin, a single man, by Quitclaim Deed of record at Instrument No. 20040223-0020010, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Newlin, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 11th day of May 2007.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public