ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Lolita G. Newland	SAME	Map: 141-12
1224 GLENNEW DR		Group: B
NASHVILLE, TN 37221		Parcel: 44.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 07/17/07 12:34 3 pgs
Fees:18.00 Taxes:0.37

20070717-0085029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency all of which are hereby acknowledged, **James R. Cohen, Trustee for the Newland Family Trust,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Lolita G. Newland,** (The "Grantee"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Phase 3, Southhampton of record in Plat Book 5200, Pages 689 and 690, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more and complete description of the property.
>
> BEING the same property conveyed to Peter J. Newland, by Warranty Deed for Charles L. Corzine, and spouse Deaver M. Corsine, of record in Book 8969, Page 164, Register's Office for Davidson County, Tennessee, dated June 1, 1993, and recorded June 2, 1993.
>
> FURTHER conveyed to Lolita G. Newland by Quitclaim Deed from Peter J. Newland, of record in Book 10657, page 413, Register's Office for Davidson County, Tennessee, dated October 23, 1997 and recorded October 24, 1997.
>
> FURTHER conveyed to Peter J. Newland by Quitclaim Deed from Lolita G. Newland, of record in Book 10937, Page 900, Register's Office for Davidson County, Tennessee, dated May 19, 1998 and recorded May 19, 1998.
>
> FURTHER conveyed to Lolita G. Newland by Quitclaim Deed for Peter J. Newland, of record in Book 11103, Page 64, Register's Office for Davidson County, Tennessee, dated September 3, 1998 recorded September 8, 1998
>
> FURTHER conveyed to Newland Family Trust by Quitcalim Deed from Lolita G. Newland of record in Book 11739, Page 989, Register's Office for Davidson County, Tennessee, dated July 5, 1999 and recorded November 11, 1999.

This conveyance is subject to:

1. **Taxes for the year 2007 and subsequent years, a lien not yet due and payable.**
2. **All matters shown on the Plan of record in Plat Book 5200, Pages 689 and 690, Register's Office of Davidson County, Tennessee.**
3. **Terms, provisions, covenants, conditions, restrictions, easements, changes, assessments and liens provided in the Covenants, Conditions and Restrictions of Southhampton, Phase 3, of record in Book 5971, Page 839, amended in Book 6120,**

Page 450, and Book 6121, Page 430, Book 6231, Page 63, Book 6624, Page 569, Book 7140, Page 345, Register's Office for Davidson County, Tennessee.

4. **By-Laws, of record in Book 6355, Page 517, Register's Office for Davidson County, Tennessee.**
5. **Easements to South Central Bell, of record in Book 6009, Page 51, Register's Office for Davidson County, Tennessee.**
6. **Quitclaim Deed of common areas to Home Owners' Association, of record in Book 7385, Page 769, Register's Office for Davidson County, Tennessee.**
7. **Charter of Home Owners' Association, of record in Book 6326, Page 132, Register's Office for Davidson County, Tennessee.**
8. **Subject to rights of others in and to the common areas and/or elements.**

This is improved property known as 1224 Brenner Drive, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Adelle Chester
Affiant

Subscribed and sworn to before me this 12th day of JULY, 2007

Joseph V. Ferrelli
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 set forth herein above.

And Grantor does further covenant and itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of July, 2007.

NEWLAND FAMILY TRUST

By: James R. Cohen
JAMES R. COHEN, TRUSTEE

STATE OF New York
COUNTY OF New York,

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James R. Cohen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Newland Family Trust and that He as such Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at New York, New York, this 12th day of July, 2007.

Notary Public

My Commission Expires:

ROBERT A. COHEN
Notary Public, State of New York
No. 01CO4841777
Qualified in New York County
Commission Expires September 30, 200 9