Davidson County DEEDWARR
Recvd: 10/17/07 09:53 2 pgs
Fees:13.00 Taxes:527.25
20071017-0122986

WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Daniel James Newsom	First Tennessee Home Loans	Parcel ID:
7180 Legacy Drive	1555 W. Walnut Hill Ln; #200	182060A09400CO
Antioch, TN 37013	Irving, TX 75038	

FOR AND IN 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

Angela D. Cain, an unmarried person

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Daniel James Newsom, an unmarried man and Elizabeth Marie Franklin, an unmarried woman as tenants *
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:

BEING Lot No. 94, on the Plan of Old Hickory Hills, Section One, of record in Instrument 20011023-0115382, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Angela D. Cain, an unmarried person, by deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument 20020506-0054913, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20020116-0006750, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20011023-0115382, said Register's Office; (3) Easement for Ingress/Egress to Cemetery of record in Instrument 20000203-0011193; (4) Easement to United Telephone Co. of record in Instrument 20020123-0009339, said Register's Office; (5) Storm Water Detention Agreements of record in Instrument 20010306-0021333, and Instrument 20030226-0025749, said Register's Office.

* in common with full right of survivorship

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7180 Legacy Drive, Antioch, TN 37013

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 15th day of October, 2007.

Angela D. Cain

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 Angela D. Cain, 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 at Nashville, Tennessee, this 15th day of October, 2007.

My Commission Expires 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.