Davidson County DEEDWARR
Recvd: 09/02/08 13:41 2 pgs
Fees:13.00 Taxes:591.63
20080902-0089646

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Edie Sutherland
Affiant

Subscribed and sworn to before me, this 29th day of August, 2008.

JOHNNA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Johnna L Smith
Notary Public
My commission expires: 10/18/11

05-0808-64332

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph L. Adams 209 Charleston Drive Goodlettsville TN 37072	New Owner	018-07-0 119.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew S. Newton and wife, Jeannie Newton**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph L. Adams**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of Section Two, Charleston Square Subdivision, of record in Book 5200, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew S. Newton and wife, Jeannie Newton by deed from Sheila M. Haley (formerly known as Sheila M. Perry) and husband, Mark A. Haley, dated June 16, 1999, recorded June 17, 1999, of record in Book 11532, Page 512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 209 Charleston Drive, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of August, 2008.

Matthew S. Newton

Jeannie Newton by Matthew S. Newton A/F.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matthew S. Newton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of August, 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Matthew S. Newton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **attorney in fact for Jeannie Newton** and that he is authorized by Jeannie Newton to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, TN, this 29th day of August, 2008.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075