WARRANTY DEED

AT-20080177

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Angie McClanahan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of September, 2008.

April G Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Arthur Wesley Newell	Hamilton Mortgage Corporation	151.10-0A-210.00 CO
1508 Brookchase Court	1 Independence Plaza, Suite 416	
Antioch, TN 37013	Birmingham, AL 35209-2650	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wanda Newell, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Arthur Wesley Newell, an unmarried man**, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 190, Phase 2, Villages of Long Hunter, a Planned Unit Development, according to plat and survey of record in Instrument Number 20020515-0059732, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Wanda Newell, unmarried by Warranty Deed from Robyn M. Cole,(f/k/a: Robyn M. Perrin) and husband, John H. Cole dated October 31, 2005 recorded November 4, 2005 in Instrument # 20051104-0133671, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1508 Brookchase Court, Antioch, TN 37013.

Davidson County DEEDWARR
Recvd: 09/16/08 09:36 2 pgs
Fees:13.00 Taxes:536.50
20080916-0094519

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 5th day of September, 2008

Wanda Newell by Angie McClanahan as her Attorney in Fact
Wanda Newell by Angie McClanahan as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2008, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Angie McClanahan, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Wanda Newell, and as such Attorney in Fact for Wanda Newell, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Wanda Newell to execute this instrument on behalf of Wanda Newell.

Witness my hand and official seal on this 5th day of September, 2008.

April G. Nichols
Notary Public

My Commission Expires: 6-12-11

