07

Rudy Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100048086 DEEDWARR
Recvd: 08/04/10 13:48 2 pgs
Fees:13.00 Taxes:1480.00
20100804-0061454

G-VRE-10-2700

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Rachelle Cundiff
Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey K. Newman	MAGNA BANK (NAME)	
2700 Westwood Avenue (ADDRESS)	6525 QUAIL HOLLOW ROAD #300 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (CITY) (STATE) (ZIP)	104-15 293.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BENJAMIN S. FOLDS AND WIFE, FLEUR FOLDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY K. NEWMAN AND WIFE, SYLVIA SHERET NEWMAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF THE SOUTHERLY ONE-HALF OF LOT NO. 35 ON THE PLAN OF BELAIR, OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: SAID EASTERLY PART OF THE SOUTHERLY ONE-HALF OF LOT NO. 35 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WESTWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 192 FEET HALF WAY TO WEST LINDEN, FORMERLY SUNSET AVENUE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ANNE FRANCES HYNES TO BENJAMIN S. FOLDS AS RECORDED ON THE 17TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071217-0144815 AND WARRANTY DEED FROM ANTHONY HAGELGANS AND WIFE, MELISSA HAGELGANS TO BENJAMIN S. FOLDS, A MARRIED MAN AS RECORDED ON THE 9TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070109-0003945, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 332, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2700 Westwood Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of July, 2010.

Benjamin S. Folds

Fleur Folds

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin S. Folds and Fleur Folds, the within named bargainor, 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, this the 30th day of July, 2010.

Notary Public

My Commission Expires: 5-20-10

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903