THIS INSTRUMENT PREPARED BY: BILLY R. TIDWELL

BOOK 5056 PAGE 350

WARRANTY DEED—SHORT FORM. (Box 956-2) MARSHALL & BRUCE-NASHVILLE

For and in Consideration of the sum of ---------TEN & 00/100---($10.00)------------------------- Dollars,

cash in hand paid and for other good and valuable consideration, the receipt and sufficiency for all of which is hereby acknowledged

NOW THEREFORE, WE, BILLY R. TIDWELL AND WIFE AGNES C. TIDWELL

Buyer: Geo. W. Neal
119 Stirton Road
Nash. Tenn 37211

94-5
62 PW

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE W. NEAL AND WIFE, JOANN NEAL, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being Lot No. 100 on a Revision of a Part of Section One, Revised Shelby Heights Subdivision, as of record in Book 2854, Page 69, Register's Office for said County.

Said Lot No. 100 fronts 53 feet on the northerly side of South 13th Court and runs back 104.8 feet on the west line and 102.9 feet on the east line to a 15 foot alley in the rear, measuring 53.07 feet thereon.

Being the same property conveved to grantors by deed of record Deed Book 3895, page 123-126, Register's Office, Davidson County, Tennessee.

Restrictive covenants contained in an instrument dated October 24, 1958, filed for record October 28, 1958, in Book 2810, page 475, said Register's Office.

The Plan of record in Book 2854, Page 69, said Register's Office, shows an Owner's Certificate, a 25-feet minimum building set-back line from South 13th Court.

The above property is improved and shown on the Tax Records as 928 South 13th Court, Nashville, Tennessee.

SEND TAX STATEMENT TO

City Metro Co
1st Const. Center
Nash. Tenn

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 8,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Geo W Neal
Affiant

Subscribed and sworn to before me this the 11th day of Aug 1976

W. D. Williams
Dep. Register ~~or Notary Public~~

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said George W. Neal and wife, Joann Neal, their heirs and assigns, forever. And we do covenant with the said George W. Neal and wife, Joann Neal that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said George W. Neal and wife, Joann Neal, their heirs and assigns, against the lawful claims of all persons whomsoever. ~~And a lien is retained to secure all the deferred payments of purchase money.~~

Witness our hand s this 10 day of Aug, 1976

Witness:

Billy R Tidwell

Agnes C Tidwell

NOTARY PUBLIC

10-22

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

BOOK 5056 PAGE 351

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein named. CONV *8,000.00

AUG 11 '76 STTAX B* 20.80

Witness my hand, at office, this PRFEE day of B* .50 , 19

AUG 11 '76 WDEED B* 4.00 * 25.30

....., Clerk.

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at.....

Tennessee, this.....day of....., 19.....

My Commission Expires....., 19..... .....

Notary Public.

Warranty Deed

FROM
Billy R. Tidwell, et ux

To
George M. Neal, et ux

STATE OF TENNESSEE COUNTY.

Register's Office.

Received for record the.....day of....., A.D. 19.....

at.....o'clock.....M. Noted in Note Book.....

....., page....., and recorded in Book.....

of Deeds....., Vol.....Page.....

Fee Paid, $.....

Witness my hand,

....., Register.

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

County Court Clerk.

(Box 956-2) MARSHALL & BRUCE-NASHVILLE

STATE OF TENNESSEE, D62790 COUNTY.

Register's Office, ..., 19.....

I, IDENTIF T REFERENCE, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No.....A.H. '76....., page.....; that they were received

....., 19....., at AUG 11 11 01 AM '76 o'clock M., and entered in Note Book.....,

Page..... FELIX REGISTER DAVIDSON COUNTY, TENN.

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Register.