THIS INSTRUMENT PREPARED BY: BILLY R. TIDWELL

BOOK 5056 PAGE 350

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

BOOK 5058 PAGE 310

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 and the agreement of the grantees herein to assume the balance due and owing on a note payable to Guaranty Mortgage Company, which note is secured by a deed of trust of record in Book 3170, page 237, Register's Office for Davidson County, Tennessee.

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

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 conveyed 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

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.

Affiant

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

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. ~~Unless otherwise herein provided, a lien is retained on said land to secure all the deferred payments of purchase money.~~

Witness our hand s, this 10 day of Aug, 1976

Witness:

NOTARY PUBLIC

Billy R Tidwell

Agnes C Tidwell

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ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

BOOK 5058 PAGE 311

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 *3,000.00

AUG 11 '76 S'TAX B* 20.80

Witness my hand, at office, this AUG 11 '76 PR'FEE day of B* .50 , 19

AUG 11 '76 W'DEED 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 W. 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 966-2) MARSHALL & BRUCE-NASHVILLE

AUG 11 '76 MISC 4.00 * 4.00

D 63640 Re Rel

STATE OF TENNESSEE, D 62790 COUNTY.

REFERENCE

AUG 11 3 01 PM 76

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

I, IDENTIF. REFERENCE, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received

AUG 11 11 01 AM '76

....., 19....., at.....o'clock.....M., and entered in Note Book.....,

REGISTER

FELIX DAVIDSON COUNTY, TENN.

Page.....

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Register.