THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Julia Todd Neel 1019 W. Eastland Avenue Nashville, TN. 37206	same	MAP 83-5 PARCEL 5 19W-19255

WARRANTY DEED

BOOK 6403 PAGE 458

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLARA QUINTARD OWSLEY and MARY OWSLEY BLAZER, both unmarried persons hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JULIA TODD NEEL, unmarried hereinafter called the Grantee, Grantee's heirs 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. 23 of Block E on the plan of East Wood Addition, Dr. E. T. Brown's Resubdivision of the Stratton and Seymour and L. T. Baxter Lands, of record in Book 332, page 63, Register's Office for said County.

SAID Lot No. 23 fronts 50 feet on the northerly margin of W. Eastland Avenue, formerly Jackson, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Caroline Deering Owsley and Clara Quintard Owsley, as joint tenants in survivorship, by deed from James C. Havron, Trustee, of record in Book 3611, page 380, said Register's Office. Caroline Deering Owsley and Clara Quintard Owsley have since conveyed to Mary Owsley Blazer, reserving a life estate in themselves, all remaining interest in said property by Quitclaim Deed of record in Book 6311, page 678, said Register's Office. Caroline Deering Owsley has since died.

This is (un)improved property, known as 1019 W. Eastland Avenue, Nashville, TN. 37206.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of October, 19 84.

Clara Quintard Owsley

Mary Owsley Blazer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of October, 19 84, before me personally appeared Clara Quintard Owsley and Mary Owsley Blazer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

Notary Public

My Commission Expires: 11/1/87

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 32,500.00.

Julia Todd Neel
Affiant

Subscribed and sworn to before me, this the 12th day of October, 1984.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

I 5 6 5 3 0

RECEIVED FOR REFERENCE
Oct 15 12 59 PM '84

WARRANTY DEED

from:

Clara Quintard Owsley and
Mary Owsley Blazer, both
unmarried persons

to:

JULIA TODD NEEL, unmarried

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6403 PAGE 460

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

32500.00- CAMT.
84.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 91.00-
8588A10/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 6 5 3 0

IDENTIF. REFERENCE

Oct 15 12 55 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0076890