WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 6518 PAGE 663

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Stephen E. Neece (NAME)	Citizens & Southern Mortgage Co. (NAME)	Map-71-11
649 Netherlands Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	Parcel-97.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	4D-67449

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, STEPHEN J. DOVE and wife, MARY A. DOVE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN E. NEECE and wife, DEBRA D. NEECE, as tenants by the entireties,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 222 on the Plat of Highlands of Tulip Grove, Section 3 of record in Book 4675, Page 140, said Register's Office, and being described as follows:

Said Lot No. 222 fronts 81 feet on the easterly margin of Netherlands Drive and runs back between lines measuring 151.75 feet on the north side and 163.0 feet on the south side to a dead line in the rear measuring 81.78 feet thereon.

Being the same property conveyed to Stephen J. Dove and wife, Mary A. Dove by deed of record in Book 5129, Page 624, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office of Davidson County, Tennessee.
(2). Restrictive covenants for Highlands of Tulip Grove, Section 3, of record in Book 4849, Page 767; made applicable to Book 4793, Page 157; and amended by instruments of record in Book 5028, Page 357; Book 5545, Page 321; and Book 6017, Page 179, all in the Register's Office of Davidson County, Tennessee.

03/26 174.20- CHECK

unimproved ( )
This is improved (X) property, known as 649 Netherlands Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

POSSESSION TO BE GIVEN Date of Deed

EXECUTED ON THIS THE 16th DAY OF March, 19 85.

Stephen J. Dove
STEPHEN J. DOVE

Mary A. Dove
MARY A. DOVE

2131

STATE OF TEXAS, TARRANT **COUNTY** BOOK 6518 PAGE 664

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stephen J. Dove and wife, Mary A. Dove

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

Witness my hand and seal at office in ARLINGTON, Texas this 16 day of March, 19 85

Commission Expires: 30 JUNE 1988

Betty A. Brown
Notary Public
BETTY A. BROWN

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

_____
Notary Public

T 91887

IDENTIF. REFERENCE

MAR 26 11 12 AM '85

FEE $2.00 WILSON II REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
STEPHEN J. DOVE and wife,
MARY A. DOVE

TO
STEPHEN E. NEECE and wife,
DEBRA D. NEECE

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 64,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 20 day of March, 19 85

My Commission Expires: 11/23/85

_____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

64500.00- CAMT.
167.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.20-
2131A03/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 8 8 7

IDENTIF. REFERENCE

MAR 26 11 12 AM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 119224