This deed prepared by:
Thomas H. Dundon, NEAL & HARWELL
800 Third National Bank Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 6657 PAGE 731

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES F. NEAL, ET UX.	SAME	104-9
(NAME)	(NAME)	
3720 WEST END AVENUE		129
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37205		26W5025
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ---------- *Dollars,*

Cash in hand paid by the hereinafter named Grantees,and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Anne Kirk (a widow)

Mary Anne Kirk

has / does *this day bargained and sold, and ~~has~~ hereby transfer and convey unto the said* James F. Neal and wife, Victoria Jackson Neal *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 21 of Block 7, on the Plan of Richland Realty Company's Subdivision, Division "A". A plan of said property dividing it into blocks is of record in Book 161, Page 151, Register's Office for said County, but said plan does not show the subdivision of said blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 21 fronts 100 feet on the northerly side of West End Avenue and runs back between parallel lines with and 200 feet east of the easterly margin of Christopher Street, 200 feet to the South line of Lot No. 22.

Being the same property conveyed to Mary Anne Kirk (a widow) by deed from Jack Hamlin Nichols, of record in Book 5545, Page 751, Register's Office for Davidson County, Tennessee and by Deed of Correction and Confirmation to Mary Anne Kirk (a widow) by Jack Hamlin Nichols of record in Book 6657, Page 727, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to easements of record in the Register's Office of Davidson County and a certain Deed of Trust of record in Book 5545, Page 754, Register's Office for Davidson County, Tennessee, which secures payment of a certain note dated December 19, 1979 from said Mary Anne Kirk to Jack Hamlin Nichols, the current balance of which is $88,821.19.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 400,000.00

Subscribed and sworn to before me, this the 12 day of September 19 85

Affiant

My commission expires: (Affix Seal)

Notary Public

ALEXANDER LEFKOWITZ
Notary Public, State of New York
No. 24-4504250
Qualified in Kings County
Commission Expires March 30, 19

unimproved ( )
This is improved ( ) property, known as 3720 West End Avenue (House Number) (Street) Nashville, TN 37205 P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 12 *day of* September, 19 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Anne Kirk
MARY ANNE KIRK

7473

New York

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ KINGS

BOOK 6657 PAGE 732

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Mary Anne Kirk

the within named 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 New York ~~Tennessee~~
this 12 *day of* September, *19*85.

ALEX LEFKOWITZ
Notary Public, State of New York
Qualified in Kings County
Commission Expires March 30, 1986

Commission expires..... *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be*..... *of the*....., *the within named bargainor, a corporation, and that* ..... *he 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 in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 400,000.00
Stephen C. Sefton
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 85.
B. Edwards
Deputy Register

WARRANTY DEED

FROM

MARY ANNE KIRK

TO

JAMES F. NEAL, ET UX.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 16 3 30 PM '85

IDENTIFICATION REFERENCE

369 12

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6657 PAGE 733

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

400000.00- CAMT.
1040.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1046.50-
7470A09/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36912

IDENTIFICATION REFERENCE

SEP 16 3 30 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173192