STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

James M. McNeill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 19 87

Notary Public

MY COMMISSION EXPIRES: 4-14-1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

Mortgagee: None

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. McNeill (NAME) | Same (NAME) | MAP 64-11A |
| 811 South Chestnut Court (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 47 |
| Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 4D-72053 |

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, WE, Riverbirch Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. McNeill and wife, Mary M. McNeill

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. 47 on the Plan of Caleb Chase Subdivision of record in Book 6250, page 822, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being part of the same property conveyed to Riverbirch Builders, Inc. by deed from C. Hooper Development Company of record in Book 6919, page 327, Register's Office for DAvidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

25485

IDENTIFI REFERENCE

MAY 13 2 01 PM '87
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

05/13 336.90- CHECK

This is unimproved ( ) improved (XX) property, known as 811 South Chestnut Court, Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 13th day of May, 19 87

Attest:

Riverbirch Builders, Inc.
By: [signature] VP

5214

BOOK 7255 PAGE 234

STATE OF TENNESSEE }

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____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eddie J. Daniels and ---------- with whom I am personally acquainted and who upon (his oath) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the Vice President and ---------- respectively of the Riverbirch Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President and ---------- (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Eddie J. Daniels as such Vice President, and attesting the same by the said ---------- as such ---------.

Witness my hand and official seal at office at Nashville on this the 13th day of May, 19 87.

My commission expires July 18, 1987

Notary Public

WARRANTY DEED

FROM
Riverbirch Builders, Inc.

TO
James M. McNeill
Mary M. McNeill

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

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

RECEIVED OF _____

FOR _____

BOOK 7235 PAGE 235

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

118000.00- CAMT.
330.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 336.90-
6721A05/13/87 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

2 5 4 8 5

IDENTIFI REFERENCE

MAY 13 2 01 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

**No.** 81282