THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Bobby L. Neely, et ux. 533 Spann Court Antioch, TN 37013	Same	69-12 Par 31 1d

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, B. D. Neely, unmarried

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Bobby L. Neely and wife, Ann C. Neely

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in the 13th Civil District of Davidson County, Tennessee, and further described according to a revised description of a lot surveyed by John Wilkes, Civil Engineer, for Joe Walkup, September 11th 1939, being part of 54.67 acre tract. BEGINNING at a point on the east margin of Highway No. 112, which point is the southwest corner of a lot surveyed May 16th 1939, and running from said beginning point and with the line of said lot surveyed May 16th, North 63 degrees, East 74 feet to a point at the fence, the Southeast corner of the lot surveyed May 16th; thence with the boundary line of the original tract of 54.67 acres following a fence South 35 degrees East 247 feet, thence with the fence South 56 1/2 degrees West 86 feet to a point on the margin of the Highway, thence with the Highway North 34 1/2 degrees West 112 feet; thence continuing with the Highway North 30 1/4 degrees West 146 feet to the point of beginning, containing one-half (1/2) of an acre, more or less.

Being the same property conveyed to B. D. Neely and wife, Reba Neely by deed from Joe Walkup and wife, Mollie D. Walkup of record in Book 1097, page 158, Register's Office for Davidson County, Tennessee, the said Reba Neely having since died.

Being the westerly parts of Lot Nos. 20, 21 and 22 on the Plan of Brattonview Subdivision, unrecorded, described as follows: BEGINNING at a point in the southerly line of Lot No. 20 at the corner of Lot Nos. 16 and 17, said point being 300 feet from the westerly margin of Bellfield Avenue; thence northerly and parallel with said Avenue 375 feet, more or less, to a point in the southwesterly line of Lot No. 22; thence in a southwesterly direction with the southwesterly line of Lot Nos. 22, 21 and 20, 446.25 feet, more or less, to the corner of Lot Nos. 20 and 15 in said plan; thence in an easterly direction with the line between Lot Nos. 20, 15 and 16, 203.5 feet to the beginning.

Being the same property conveyed to B. D. Neely and wife, Reba Neely by deed from Cosie E. Bratton, of record in Book 1194, page 491, Register's Office for Davidson County, Tennessee, the said Reba Neely having since died.

149.50

Being part of Lot Nos. 20 and 21 on the Plan of Brattonview Subdivision, unrecorded, described a follows:
BEGINNING at a stake in the easterly line of Lot No. 20, being the northeast corner of property conveyed to B. D. Neely and wife by deed from Cosie E. Bratton of record in Book 1194, page 491, Register's Office for said County, and being also 300 feet southwest from Bellfield Avenue an 300 feet northwest from Courtney Avenue; thence, with Neely's line, northwestwardly 300 feet to a stake; thence northeastwardly 100 feet to a stake; thence southeastwardly 300 feet to a stake; thence southwestwardly 100 feet to the beginning.

Being the same property conveyed to B. D. Neely and wife, Reba Neely by deed from A. M. Felts and wife, Allie Mai Felts of record in Book 1320, page 298, Register's Office for Davidson County, Tennessee, the said Reba Neely having since died.

A tract of land in the 13th, formerly 23rd, Civil District of said County and State about 3 miles from Nashville on Highway 112, and being the Northern portion of two tracts of land purchased by us from Beulah Smalley which two deeds are of record in the Register's Office of Davidson County in Books 1392, page 55 and Book 1324, page 128 respectively, the width of the lot from the first mentioned tract being 6 feet on the West fronting on Highway 112 and 5 feet on the East, and the width of the lot from the second mentioned tract being 20 feet on the West and 43 feet on the East side thereof, and more specifically bounded and described as follows:
BEGINNING at a point on the East side of Highway 112 at B. D. Neely's southwest corner, running thence North 49 1/2 degrees East 87 feet to Neely's corner in McMahan's line; thence with Neely and McMahan's line in northwest direction 15 feet to Neeley and McMahan's corner; thence continuing with their line in northeasternly direction 103.5 feet to McMahan and Johnnie Cass' corner in Neely's line; thence in southeasternly direction with Cass' line 43 feet to a marked corner in said line; thence in southwesternly direction 195 feet to the east margin of Highway 112; thence in northwesternly direction with said Highway 6 feet to the point of beginning.

Being the same property conveyed to B. D. Neely and wife, Reba Neely by deed from R. V. McMahan and wife, Carrie McMahan of record in Book 4743, page 672, Register's Office for Davidson County, Tennessee, the said Reba Neely having since died.

( ) unimproved
This is (x)improved property at 3712 Clarksville Highway, Nashville, TN 37218

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 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 31 day of August, 1987.

B. D. NEELY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. D. Neely

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1987.

My Commission Expires:
Nov. 1, 1987

Jean E. Vickers
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00.

Bobby L. Neely
AFFIANT

Subscribed and sworn to before me this 31st day of August 1987.

My Commission Expires:
Nov. 1, 1987

Jean E. Vickers
NOTARY PUBLIC

61938

IDENTIFICATION REFERENCE

SEP 2 1 57 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7343 PAGE 80

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

50000.00- CAMT.
VD 140.00- CSTAX
.50 PRFLE
9.00 MRTG

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

140.00 CSTAX
140.00 CSTAX
CHECK 149.50-
3749A09/02/87 BAL .00

61938

IDENTIFICATION REFERENCE

SEP 2 1 57 PM '87

DAVIDSON COUNTY, TN

No. 12514