FILE BOX 38

FILE #6519

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 7495 PAGE 3

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

7660 03/21 0101 03CHECK 169.46

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD T. NEELY (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	MAP 14
7158 Douglas Road (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	PARCEL 65
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219-3736 (CITY) (STATE) (ZIP)	FB #14D38570

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, AUDREY G. MARTIN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD T. NEELY and wife, DANA M. NEELY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 27 on the Division of Bidwell Property in the 14th Civil District of said County, described according to a map made by Hickerson Engineers, dated May 30, 1965, as follows:

Said lot fronts 149 feet on the east side of Douglas Road and extends back 710 feet on the north line and 572 feet on the south line to a dead line in the rear and measures 200 feet.

Being the same property conveyed to Samuel Allen Martin, Jr. and wife, Audrey G. Martin, by deed from Jack S. Bordwine and wife, Charlene C. Bordwine, of record in Book 5009, page 166, said Register's Office, the said Samuel Allen Martin, Jr., and Audrey G. Martin having since divorced and Samuel Allen Martin, Jr. having conveyed his interest to Audrey G. Martin by quitclaim deed of record in Book 6568, page 571, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4360, page 68; and (3) Easements of record in Book 2274, page 58, and in Book 2745, page 286, and in Book 3610, page 12, said Register's Office.

14080

IDENTIFICATION REFERENCE

MAR 21 9 43 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 7158 Douglas Road, Joelton, Tennessee 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of March, 1988

Audrey G. Martin

AUDREY G. MARTIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUDREY G. MARTIN, unmarried

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

Witness my hand at office, this 15th day of March, 1988.

My commission expires 3/11/91 Notary Public Helen D. Sears

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,200.00

Richard T. Neely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 1988.

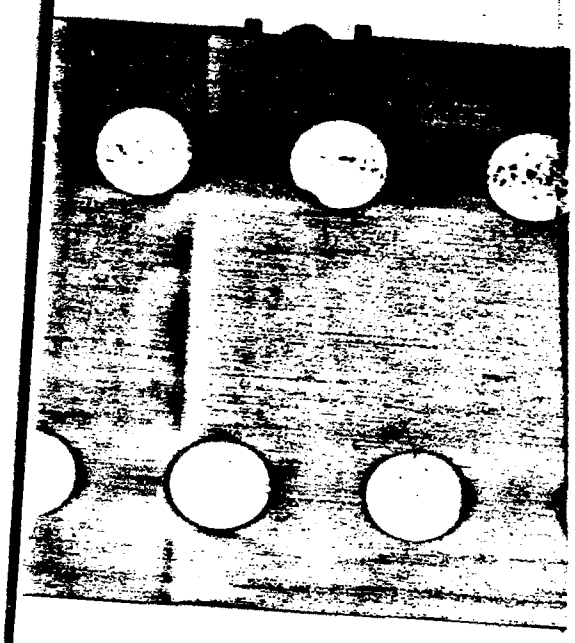
MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL) Helen D. Sears
Notary Public

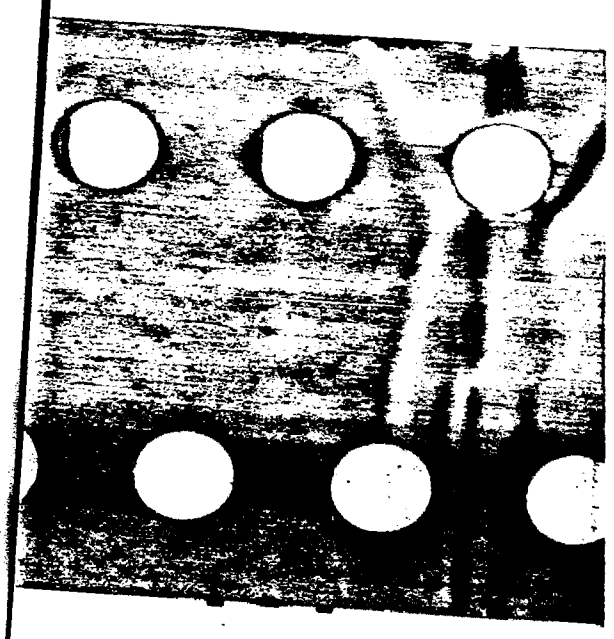
WARRANTY DEED

FROM AUDREY G. MARTIN, unmarried

TO RICHARD T. NEELY and wife, DANA M. NEELY

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7495 PAGE 5

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

CAMT 58200.00
CON TX 162.96
PRFEE 0.50
WDEED 6.00
TOTAL 169.46
CHECK 169.46

03/21/88 01 09:47 0001 7660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14080

IDENTIFICATION REFERENCE

MAR 21 9 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72258