WARRANTY DEED

BOOK 7781 PAGE 600

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KAREN SCOTT NEAL	CITIZENS & SOUTHERN MORTGAGE	MAP 131-3
(NAME)	(NAME)	
1711 Green Hills Drive	P.O. Box 656	PARCEL 96
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Tucker, Georgia 30085-0656	FB #16DA23375
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES C. GAY and wife, ELIZABETH P. PIERCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN SCOTT NEAL

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. 53 on the Plan of Green Hills Subdivision No. 2, as of record in Plat Book 547, page 139, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James C. Gay and Elizabeth P. Pierce, as joint tenants with the rights of survivorship by deed from John E. Perry and wife, Robin W. Perry, of record in Book 6065, page 958, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, page 139, said Register's Office.

12240

IDENTIFICATION REFERENCE

FEB 28 12 26 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

1054 02/28 0101 03CHECK 592.25

This is improved (XX) unimproved ( ) property, known as 1711 Green Hills Drive, Nashville, Tennessee 37215

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 24th day of February, 1989

James C. Gay
JAMES C. GAY

Elizabeth P. Pierce
ELIZABETH P. PIERCE

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. GAY and wife, ELIZABETH P. PIERCE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of February, 19 89.

My commission expires 1/28/93 Notary Public

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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1989.

MY COMMISSION EXPIRES: 1/28/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

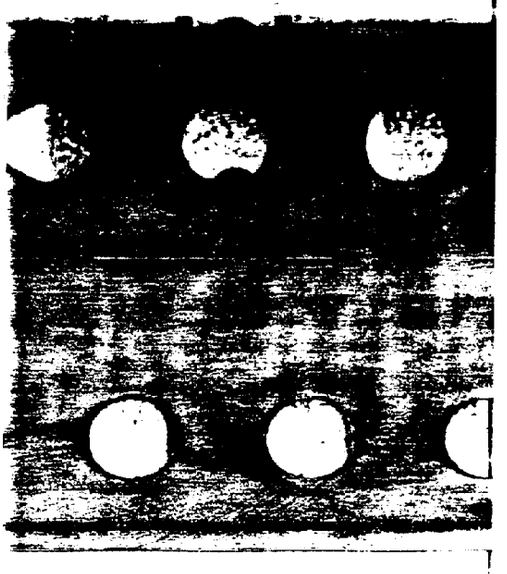
JAMES C. GAY and wife,
ELIZABETH P. PIERCE

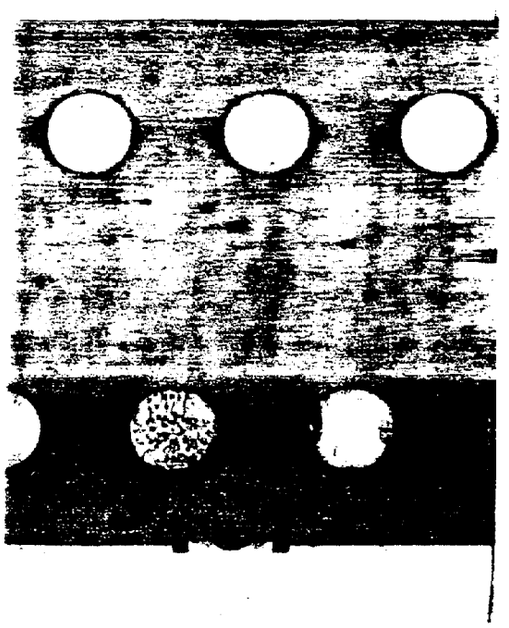
TO

KAREN SCOTT NEAL

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 7781 PAGE 602

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	117500.00
CON TX	585.75
PRFEE	0.50
MTGFEE	6.00
TOTAL	592.25
CHECK	592.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/28/89 01 12:28 0001 1054

12240

IDENTIFICATION REFERENCE

Feb 28 12 26 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185475