THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 8026 PAGE 984

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
LIONEL B. NEAL 815 Setliff Place Nashville, TN 37206	SAME	Map 083-06 Parcel 078

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HUGH B. MOTT and wife, MILDRED L. MOTT, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said LIONEL B. NEAL, unmarried, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> BEING Lot No. 25 on the Plan of Roy E. Williams Subdivision of the Hunter Tract as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.
>
> SAID Lot 25 fronts 50 feet on the easterly side of Setliff Street and runs back 160 feet between parallel lines to an alley at the rear.
>
> BEING the same property conveyed to Hugh B. Mott and wife, Mildred L. Mott, by deed from Robert M. Mix and wife, Rachel I. Mix, of record in Book 6097, page 426, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 815 Setliff Place
Nashville, Tennessee 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his 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, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 10th day of JANUARY, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hugh B. Mott
HUGH B. MOTT

Mildred L. Mott
MILDRED L. MOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,915.00.

Lionel B. Neal
AFFIANT

Subscribed and sworn to before me, this 10th day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 7-19-93

MICHAEL W. EDWARDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96845 IDENTIFICATION REFERENCE
JAN 17 11 44 AM '90
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
3688 01/17 0101 03CHECK 99.07

STATE OF TENNESSEE)
COUNTY OF SUMNER)

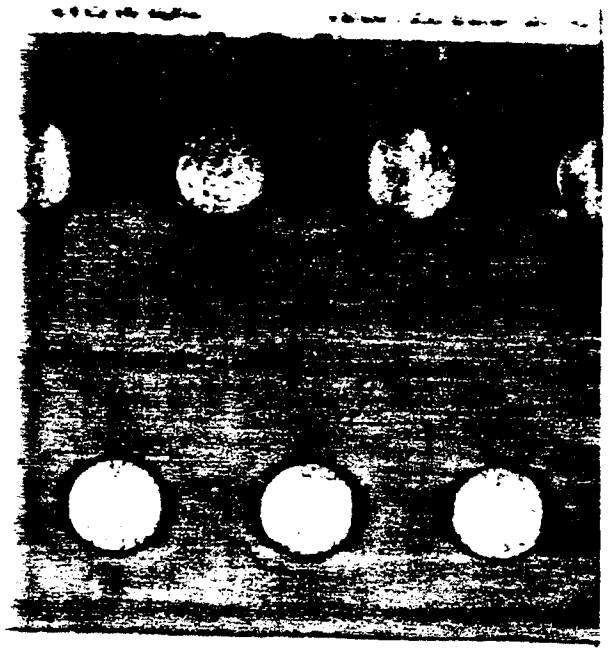
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared HUGH B. MOTT and wife, MILDRED L. MOTT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

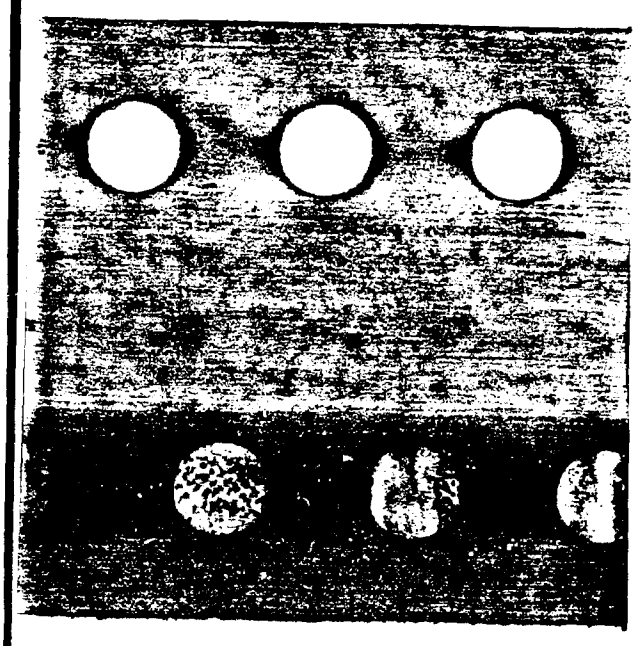
Witness my hand and seal at office in Hendersonville, Tennessee, this 10 day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 7-19-93

MICHAEL W. EDWARDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8026 PAGE 986

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

CAMT 27915.00
CON TX 92.07
PRFEE 1.00
WDEED 6.00
TOTAL 99.07
CHECK 99.07

01/17/90 01 11:44 0001 3688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.8.4.5.

IDENTIFI REFERENCE

JAN 17 11 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284791