74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Brent W. Neal
Affiant

Subscribed and sworn to before me, this 21st day of June, 1991.

Linda A. Turner
Notary Public

My Commission Expires: 1/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Brent W. Neal and wife,	C & S Real Estate Services, Inc.	
Kathrine G. Neal	Attn: Tax Department	118-14-159
910 Evans Road	P. O. Box 151	OH 07367
Nashville, TN 37204	Tucker, Georgia 30085-0151	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LELIA M. HARGROVE**, UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRENT W. NEAL AND WIFE, KATHRINE G. NEAL**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Map of Additions & A Revision of Brookhaven Estates, as of record in Book 2133, page 49, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Evans Road at the corner of Lots 76 and 77; thence with the line between said lots northerly 403.3 feet to the south line of a reserved strip; thence with the south line of the same westerly 15 feet to a point; thence south 28 deg. 29 min. west 264.5 feet to a concrete monument; thence southerly 199.9 feet to the north margin of Evans Road; thence with the margin of the same easterly 145 feet to the point of beginning.

Being the same property conveyed to Robert Alvin Hargrove and wife, Lelia M. Hargrove by deed from Woodhaven Homes, Incorporated, a corporation organized and existing under the laws of the State of Tennessee, of record in Book 2292, page 211, Register's Office for said County; the said Robert Alvin Hargrove having since died.

The said Lelia M. Hargrove and Lelia Merritt Hargrove being one and the same person.

This conveyance is made subject to:

1. 1991 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and agree to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Restrictive covenants contained in instrument of record in Book 1786, page 501, Register's Office for said County, and Book 1969, page 609, Register's Office for said County.

3. Matters shown on the Plan of record in Book 2133, page 49, Register's Office for said County, and on the Plan of record in Book 1835, page 51, Register's Office for said County.

This is improved property, known as 910 Evans Road, Nashville, TN 37204.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and I covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of June, 1991.

Lelia M. Hargrove

2 4 5 9 9

IDENTIFICATION REFERENCE

JUN 21 1 40 PM '91

By: Charles E. Frasier, Attorney-in-fact
Charles E. Frasier, Attorney-in-fact pursuant to Durable General Power of Attorney of record at Book 8375, page 406, Register's Office for Davidson County, Tennessee.

6574 06/21 0101 03CHECK 350.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

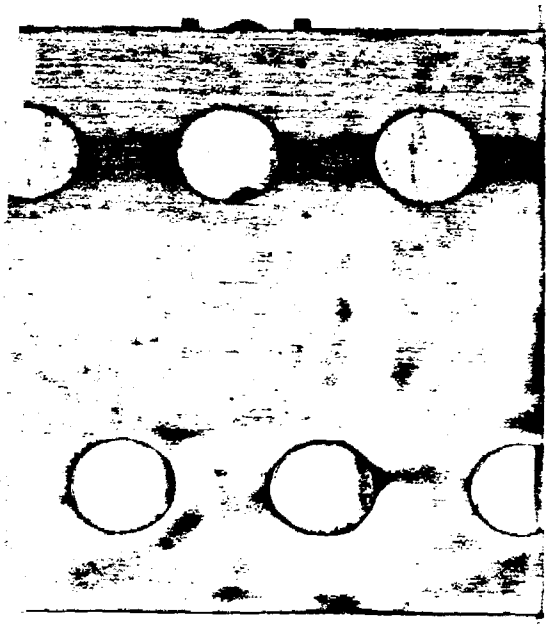
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES E. FRASIER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Attorney-in-fact 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.

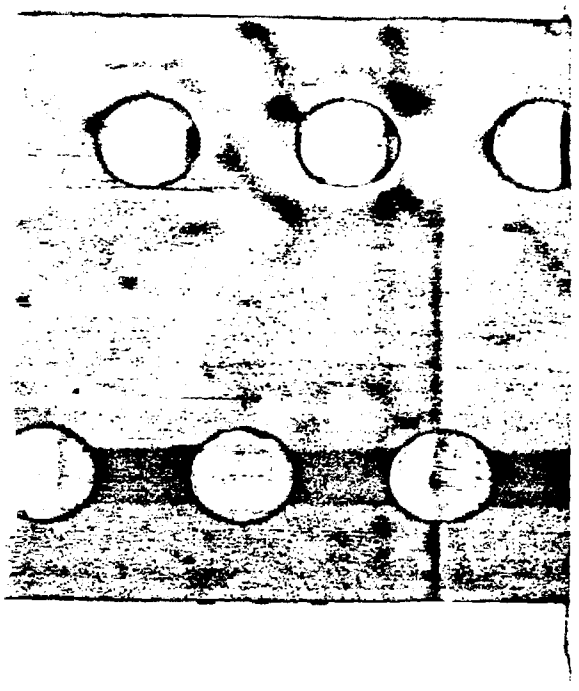
Witness my hand, at office, this 21st day of June, 1991.

NOTARY PUBLIC

P. Graham Suter
Notary Public

My Commission Expires: Sept. 24, 1994





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8380 PAGE 419

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
104000.00
CON TX 343.20
PRFEE 1.00
MDEED 6.00
TOTAL 350.20
CHECK 350.20
13:42 0001 6574

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24599

IDENTIFICATION REFERENCE

JUN 21 1 40 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 433579