This deed prepared by:
Dennis Clifton Wright, Attorney
632 West ~~Old~~ Hickory Boulevard
Madison, Tennessee 37115

BOOK 9800 PG 117

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Kenneth P. Neil	Same	Map 42-16
617 Gibson Drive		Parcel 144
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mrs. Ruby Derryberry and Mrs. Mary Elizabeth Ginn, have this day bargained and sold, and do hereby transfer and convey to the said Kenneth P. Neil his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 68 on the Map of Blair Heights, Section Six of record in Book 2331, Page 98, Register's Office of said county. Said Lot No. 68 fronts 110 feet on the easterly side of Gibson Drive, and runs back between lines 275.96 feet on the northerly line and 260.86 feet on the southerly line to a broken line in the rear, being the margin of the L & N Railroad, measuring 108.69 feet thereon.

Being the same property devised to Mrs. Ruby Derryberry and Mrs. Elizabeth Ginn under the Last Will and Testament of Ruth N. Hart of Record in Book 197, Page 57, office of the Probate Court Clerk for Davidson County, Tennessee.

This is improved property known as 617 Gibson Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth P. Neil, his heirs and assigns, forever.

And we, Mrs. Ruby Derryberry and Mrs. Mary Elizabeth Ginn, do covenant with the said Kenneth P. Neil that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as above stated.

And we, Mrs. Ruby Derryberry and Mrs. Mary Elizabeth Ginn, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kenneth P. Neil, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of September, 1995.

Mrs. Ruby Derryberry
MRS. RUBY DERRYBERRY

Mrs. Mary Elizabeth Ginn
MRS. MARY ELIZABETH GINN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mrs. Mary Elizabeth Ginn and Mrs. Ruby Derryberry, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 1995.

Patricia Peay
NOTARY PUBLIC

My commission expires:
My Commission Expires NOV 2...

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $55,000.00.

Kenneth P. Neal
AFFIANT

Subscribed and sworn to before me, this 14th day of September, 1995.

Patricia Peay
NOTARY PUBLIC

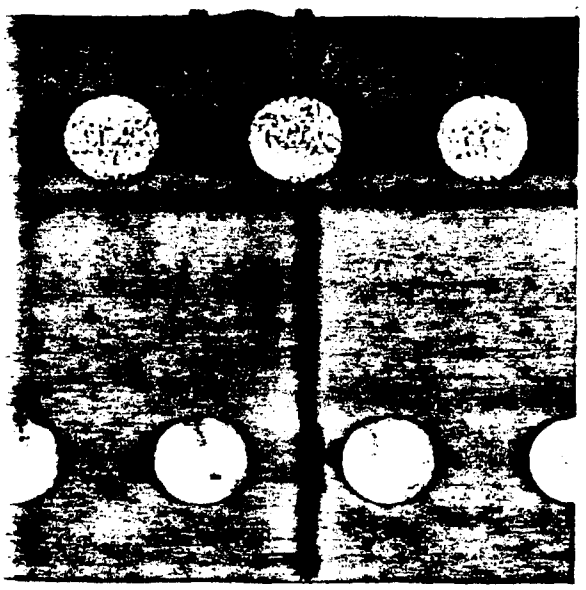
My commission expires:
My Commission Expires NOV 2...

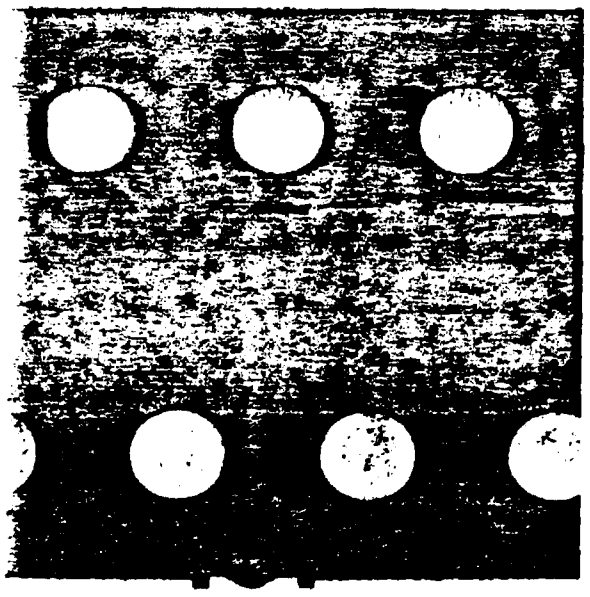
0102063
IDENTIF. # REFERENCE

95 SEP 20 11:09
FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

50.00 09/20/1995 03CHECK 212.50





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

RECEIVED OF _____

FOR _____

BOOK 9800 PG 119

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50
09/20/95 01 11:19 0001 6041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0102063
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954879