BOOK 9845PG570

Address New Owner:
George and Nancy Neal

Send Tax Bills to:
same

Map-Parcel #s
012-102

[illegible] Court
[illegible], TN 37072

This instrument prepared by:

BLACKBURN, SLOBEY, FREEMAN & HAPPELL, P.C.
414 Union Street, 2050 Nationsbank Plaza
Nashville, TN 37219

PICK-UP

95 NOV -1 AM 11:41
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

95113307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of forty eight thousand dollars ($48,000), the receipt and sufficiency of which are acknowledged, Puhl Properties, L.P., a Tennessee limited partnership, ("Grantor") has bargained and sold, and hereby transfers and conveys to George Neal and wife, Nancy Neal ("Grantees"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Any and all visible, non-visible, recorded and unrecorded easements, restrictions, rights of way, and/or zoning restrictions, including but not limited to Restrictive covenants contained in an instrument of record in Book 6710, page 813, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their heirs and assigns, against the lawful claims of all persons.

This is unimproved property, known as 2015 Baker Road, Nashville, Tennessee.

EXECUTED this 31st day of October, 1995.

Puhl Properties, L.P.

by: _____
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the County and State aforesaid, personally appeared Gregory F. Puhl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the general partner of Puhl Properties, L.P., the within named bargainor, a Tennessee limited partnership, and that he, as such general partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand, at Nashville, Tennessee, this the 31st day of October, 1995.

_____
Notary Public

My Commission Expires: May 23, 1998

3344 11/01 0101 03CHECK 190.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,000.

_____
AFFIANT

Sworn to and subscribed before me this 31st day of October, 1995.

_____
Notary Public

My commission expires: May 23, 1998

EXHIBIT "A"

LAND in the 12th Civil District of Davidson County, Tennessee, and being Tract No. 7 as shown on an unrecorded survey by David A. Johnson, Surveyor, License #1352, dated October 25, 1985, as follows:

Beginning at an iron pin located in the north margin of Baker Road, said pin being the southeast corner of the herein described tract and being North 58 degrees 35' 09" West 137.58 feet and along a curve having a raduius of 637.94' and a distance of 17.74 feet from the southeast corner of a tract of land owned by J. A. Stromatt by deed of record in Book 6544, page 579, Register's Office for said County, thence from said beginning point, along the north margin of Baker Road along a curve to the left having a central angle of 13 degrees 56' 29" and a radius of 637.94' a distance of 155.23 feet to an iron pin; thence leaving the north margin of Baker Road, North 26 degrees 54' 25" East 1,427.78 feet to an iron pin in the south right-of-way of the Seaboard Systems Railroad; thence with said right-of-way, South 60 degrees 27' 16" East 154.62 feet to an iron pin; thence leaving said right-of-way, South 26 degrees 54' 25" West 1,409.71 feet to the point of beginning, containing 5.02 acres, more or less.

BEING the same property conveyed to Puhl Properties, L.P., a Tennessee Limited Partnership, by quitclaim Deeds of record in Book 9558, page 246 and Book 9558, page 249, Register's Office for Davidson County, Tennessee.

neal

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9845 PG 573

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	48000.00
CON TX	177.60
PRFEE	1.00
WDEED	12.00
TOTAL	190.60
CHECK	190.60

11/01/95 01 11:41 0001 3344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01113307

95 NOV -1 AM 11:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 971983