# WARRANTY DEED

BOOK 10033 PG 178

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 1-16-98
(AFFIX SEAL)

Mail

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hart Appraisal Services, Inc. (NAME) | SAME (NAME) | 83-3-86 |
| 2021 Windemere Dr. (ADDRESS) | (ADDRESS) | FIELD BOOK NO. |
| Nashville TN 37214 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 27W 16405 |

FOR AND 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, WE, Ruth McNeal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hart Appraisal Services, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 24 on the Plat of Pontotoc Subdivision, as of record in Book No. 547, page 113, of the Register's Office for Davidson County, Tennessee. Said Lot No. 24 fronts 60 feet on the southerly side of Pontotoc Avenue and extends back southerly, between parallel lines, 157 feet to the rear of Lot No. 33, in said subdivision.

Being the same property conveyed C. E. McNeal and wife, Ruth McNeal by deed from J. J. Bedwell and wife, Bessie Bedwell of record in Book 869, page 212, Register's Office for Davidson County, Tennessee. The said C. E. McNeal having since died and subject property vested in Ruth McNeal as the surviving tenant by the entirety.

ENCUMBERED AS FOLLOWS:
Davidson County taxes for the year 1996 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 83-3-86; Field Book No. 27W 16405

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 2108 Pontotoc Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 30th day of April, 19 96

Ruth McNeal by her Attorney-in-Fact

Ruth McNeal by her Attorney-in-Fact Mary Lucille Gresham

Mary Lucille Gresham

RBook 10033 Pg 179

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Mary Lucille Gresham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument of behalf of Ruth McNeal, and who acknowledged that she executed the same as the free act and deed of the said Ruth McNeal.

Witness my hand and official seal, at Franklin, Tennessee, this 30th day of April, 1996.

_____
Notary Public

My Commission Expires:

_____

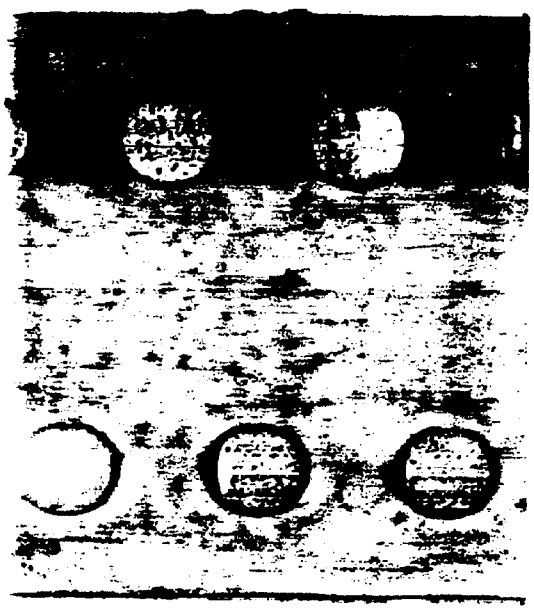
WILLIAMSON CO. TENN. NOTARY PUBLIC LUCILLE GRESHAM CHASE

96 MAY -1 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0176821
IDENTIF. + REFERENCE

All matters appearing on the Plan of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

5259 05/01 0101 03CHECK 144.05



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

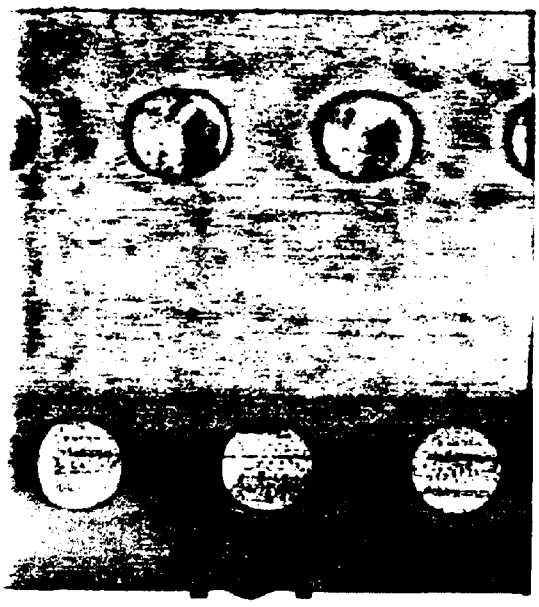
RECEIVED OF _____

FOR _____

BOOK 10033 PG 180

| | | |
|---|---|---|
| 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 36500.00
CON TX 135.05
PRFEE 1.00
WDEED 8.00
TOTAL 144.05
CHECK 144.05

05/01/96 01 09:32 0001 6259

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0176821
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034297