10102 pg 376

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV: 2569065

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,200.00

Brian Keith Neal
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF June, 19 96.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2323 THIS INSTRUMENT PREPARED BY SupCt# 003143

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brian K. Neal and wife, (NAME)	Chase Manhattan Mortgage Corp. (NAME)	85-5-A-70-CO
5705 Briarwick Ct. (ADDRESS)	200 Old Wilson Bridge Rd. (ADDRESS)	4D-93912
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Worthington, OH 43085 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 118,200.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

William P. Trofi and wife, Karen P. Trofi

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Brian K. Neal and wife, Cynthia A. Neal

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 71 on the plan of Farmingham Woods, Phase II, Section 2, a P.U.D., as of record at Book 7900, page 424, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 9136, page 208, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

Book 8238, page 176, Book 8351, page 533, Book 8447, page 635, Book 8702, page 528, and Book 7900, page 424, all said Register's Office.

0197862
DEED REFERENCE

96 JUN 28 P1112:31
REGISTER
DAVIDSON COUNTY, TN

PICK-UP

9614 06/28 12:01 03CHECK 446.34

FB 10102:377

unimproved ( )
This is improved (X) property, known as 5705 Briarwick Ct., Hermitage, TN 37076
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 13th day of June, 19 96.

William P Trofi
William P. Trofi

Karen P. Trofi
Karen P. Trofi

INDIVIDUAL ACKNOWLEDGMENTS:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William P. Trofi and wife, Karen P. Trofi, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of June, 19 96

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

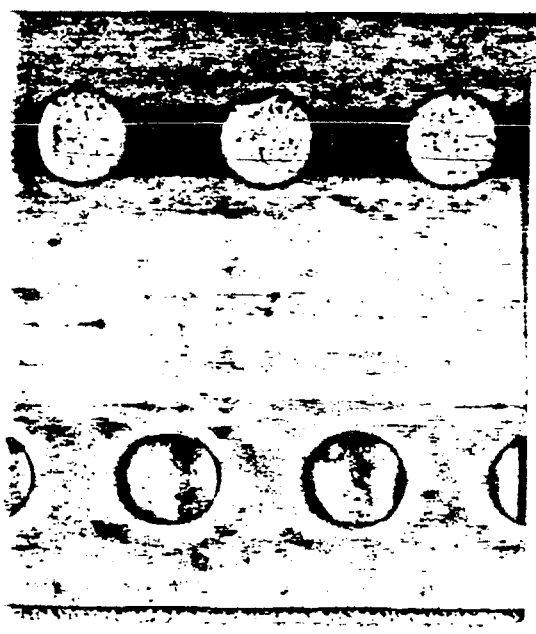
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____

Notary Public



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

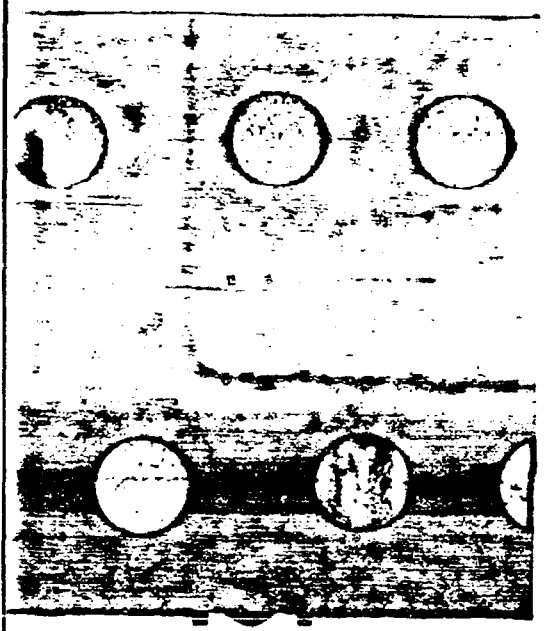
RECEIVED OF _____

FOR _____

FROM 10102 PG 378

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	118200.00
CON TX	437.34
PRFEE	1.00
WDEED	8.00
TOTAL	446.34
CHECK	446.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9014

0197862
IDENTIFICATION REFERENCE

95 JUN 28 PM 12:31

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056762