Mail

THIS INSTRUMENT PREPARED BY:
John A. Beam, III, Esq.
2000 Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2425

BOOK 10113 PAGE 489

FROM: Ann Branch Neal ("GRANTOR")

TO: Ken G. Leediker and Stephen Robert Wells ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Ken G. Leediker and Stephen Robert Wells 2613 Woodlawn Drive Nashville, TN 37212	SAME	104-15 419

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Hundred Forty Thousand Dollars ($140,000.00), the receipt and sufficiency of all of which is hereby acknowledged; I, Ann Branch Neal, have bargained and sold, and by these presents do transfer and convey unto Ken G. Leediker and Stephen Robert Wells, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the East 58 feet of the West 109 feet of the North 170 feet of Lot No. 8 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for said County. Said part of said lot fronts 58 feet on the South side of Woodlawn Avenue, formerly Belair Avenue, and runs back between parallel lines, parallel to and 51 feet east of 27th Avenue South, 170 feet to a dead line.

BEING the same property conveyed to Austin C. Neal (deceased March 6, 1984) and wife, Ann Branch Neal, by W. E. Rambo and wife, Nell T. Rambo, in a deed appearing of record in Book 2140, Page 495, Register's Office for Davidson County, Tennessee. The said Austin C. Neal died, a citizen and resident of Davidson County, Tennessee, on March 6, 1984.

BEING the same property conveyed to BROOK M.K. NEAL, by Warranty Deed from ANN BRANCH NEAL dated October 26, 1992 of record in Book 8780, pages 591 and 502, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to ANN BRANCH NEAL, by Quitclaim Deed from BROOK M.K. NEAL dated July 12, 1994 of record in Book 9409, page 983, Register's Office for Davidson County, Tennessee.

This is improved property located at 2613 Woodlawn Drive, Nashville Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Ken G. Leediker and Stephen Robert Wells, their successors and assigns forever.

And we do covenant with Ken G. Leediker and Stephen Robert Wells 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 except:

Real property taxes for the year 1996 which have been prorated for the balance of the year.

And we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to Ken G. Leediker and Stephen Robert Wells, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2 day of July, 1996.

Ann Branch Neal
Ann Branch Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Ann Branch Neal, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 2nd day of July, 1996.

NOTARY PUBLIC

My Commission Expires:

TERESA R. ADCOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 20, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Ann Branch Neal
AFFIANT

Subscribed and sworn to before me this 2nd day of July, 1996.

NOTARY PUBLIC

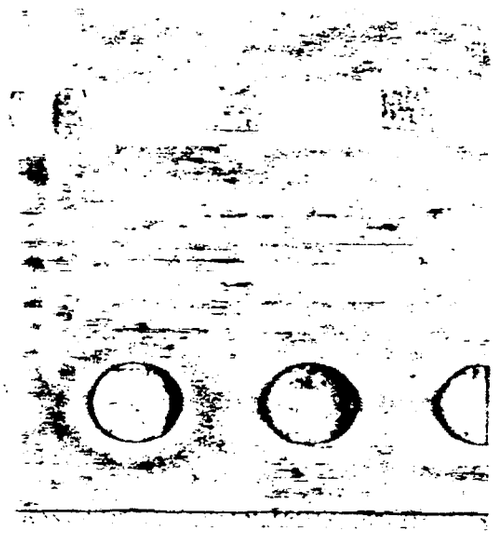
My Commission Expires:

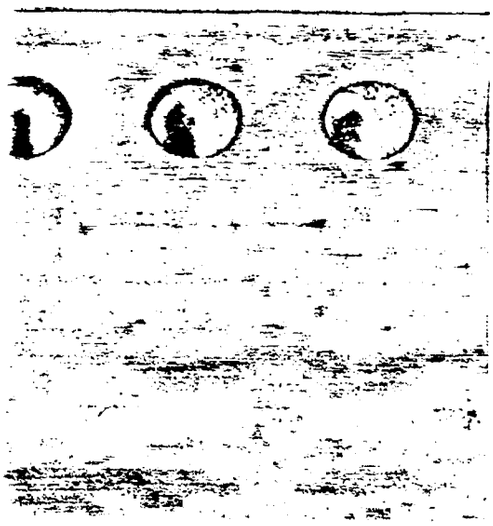
TERESA R. ADCOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 20, 1999

96 JAN -3 PM 2:44

0200108





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10110 PG 491

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MC 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

DART	
	140000.00
CON TX	513.00
PRFEE	1.00
MDEED	8.00
TOTAL	527.00
CHECK	527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1000 1424

0200108

IDENTIFICATION REFERENCE

95 JUL -3 PM 2:44

REGISTER

DAVIDSON COUNTY

No. 1059153