BOOK 10184 PG 457

96 SEP 10 AM 9:15

FELIX A. ROBERTS REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0223012

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jeffrey Scott Neal
8221 Gordon Lane
Hermitage, TN 370761

MORTGAGEE:
Pacific Southwest Bank
4144 N. Central Expressway, S160
Dallas, TX 75204

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 75-10
Parcel 82

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Douglas Coleman Wright and John W. Wright, equally, Heirs Under the Last Will and Testament of Rachel Virginia Wright Woodroof,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Scott Neal, unmarried,** 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:

> Being Lot No. 132 on the Plan of Hermitage Estates as of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Rachel Woodroof, an unmarried person, by deed from James N. Cothron, Jr. and wife, Betsy J. Cothron, as of record in Deed Book 9095, page 67, Register's Office for Davidson County, Tennessee. The said Rachel Woodroof having since died, title is now vested in Douglas Coleman Wright and John W. Wright, Heirs Under the Last Will and Testament of Rachel Virginia Wright Woodroof, as of Record in the Probate Clerk's Office for Davidson County, Tennessee, being Docket No. 96P690. The said Rachel Woodroof and Rachel Virginia Wright Woodroof are one and the same person.

This is improved property known as 8221 Gordon Lane, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Plat Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 30 day of August, 1996.

Douglas Coleman Wright
DOUGLAS COLEMAN WRIGHT

John W. Wright
JOHN W. WRIGHT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas Coleman Wright and John W. Wright**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of August, 1996.

William M. Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-97

6097 09/10 0101 03CHECK 323.50

STATE OF TENNESSEE)
COUNTY OF WILSON)

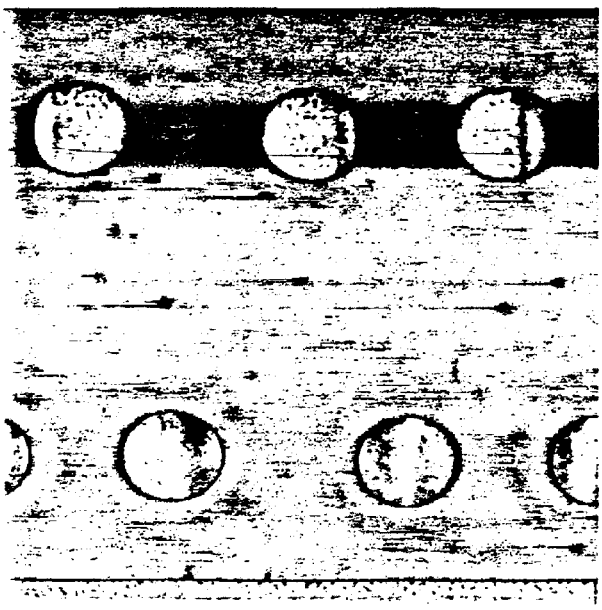
The actual consideration or value, whichever is greater for this transfer is $ 85,000.

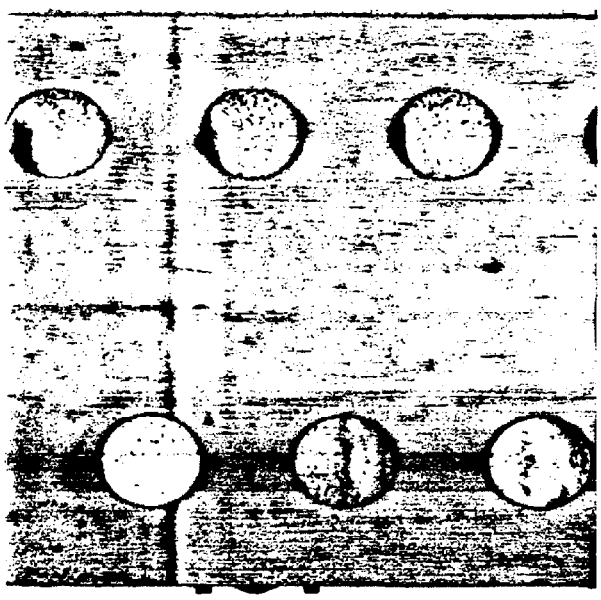
Jeffrey Scott Neal
AFFIANT

Subscribed and sworn to before me this 30th day of August, 1996.

William M. Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10184 PG 459

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 85000.00	
			CON TX 314.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 323.50	
			CHECK 323.50	
09/10/96	01		09:16 0001 6097	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0223012
IDENTIF. # REFERENCE

96 SEP 10 AM 9:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028573