BOOK 10290 PG 15

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 96

Notary Public

MY COMMISSION EXPIRES: October 17, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY HFRMC-96-3986
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Allen Sass (NAME)	First Republic Mortgage (NAME)	MAP 52
709 Neelys Bend Road (ADDRESS)	3212 West End Avenue, 5th Floor (ADDRESS)	GROUP 2
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	PARCEL 91

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, Richard D. Neal and wife, Candie Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Allen Sass, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the North part of Lot No. 26 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Regsiter's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard D. Neal by Deed from Sylvia Mae Peay, of record in Deed Book 6972, Page 232, Register's Office for Davidson County, Tennessee.

Candie Neal, wife of Richard D. Neal, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to any and all existing easements and restrictions of record.

Restrictive Covenants of record in Deed Book 1380, Page 88, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

unimproved ( )
is improved (X) property, known as 709 Neelys Bend Road, Madison, Tennessee 37115
(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 our hand s this 6th day of December, 19 96

Richard D. Neal

Richard D. Neal

Candie Neal

Candie Neal

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 10290 PG 16

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Neal and wife, Candie Neal

the bargainor s with whom I am personally acquainted or proved to me on 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 Hendersonville, Tennessee, this 6th day of December, 96.

Commission expires October 17, 1998

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

02556653

96 DEC 13 PM 1:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5496 12/13 0144 /3DEEDK 179.20

RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

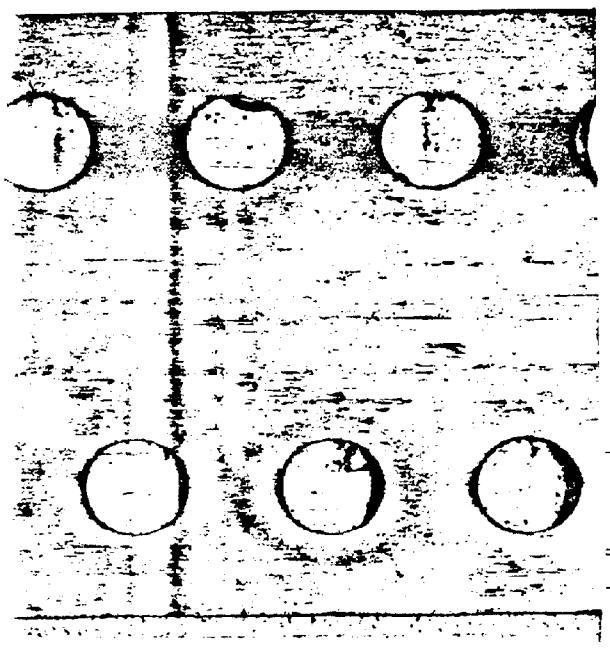
[ ] 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

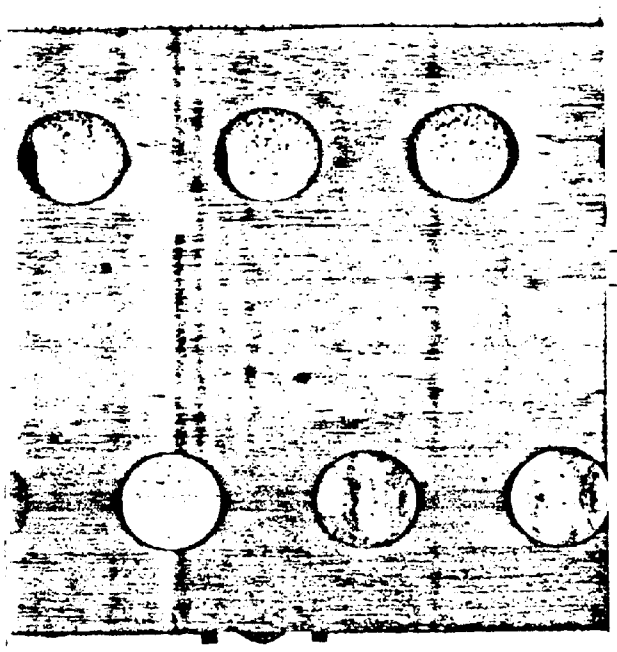
[ ] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

EDWARD SEDDON
ATTORNEY - AT - LAW





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10290 PG 17

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	46000.00
			CON TX	170.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	179.20
			CHECK	179.20

12/13/96 01 13:59 0001 5496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255653 IDENTIF. ← REFERENCE

96 DEC 13 PM 1:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098115