PREPARED BY (AND RETURN TO):

BOOK 10470 PG 741

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 38809
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bryan R. Neely Samone L. Neely 1411 Gartland Avenue Nashville, TN 37206	Resource Bancshares Mortgage Group,Inc. 3295 River Exchange Drive #430 Norcross, GA 30092

TAX MAP-PARCEL NUMBERS: 83-09-327

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 132500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jill Elliott Howard, Married and Nilon H. Elliott, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bryan R. Neely and spouse, Samone L. Neely,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of the Subdivision of the A.V.S. Lindsley 29 acre tract of record in Plat Book 57, Pages 66, Register's Office for said County.

SAID Lot No. 94 fronts 50 feet on the northerly margin of Gartland Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jill Elliott Howard, married and Nilon H. Elliott, married by deed from Jon W. Hallquist and wife, Terry W. Hallquist of record in Book 8701, Page 195, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

R. Mark Howard joins in as the spouse of Jill E. Howard to convey any and all marital interest he may have in the subject property.

This instrument is executed on behalf of Nilon H. Elliott by Jill E. Howard as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference

This is improved property, known as: 1411 Gartland Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of May, 1997.

Jill Elliott Howard

Nilon H. Elliott, By: Jill E. Howard, Atty-In-Fact

R. Mark Howard

State of Tennessee
County of Davidson

On this 27th day of May, 1997, before me the undersigned authority, personally appeared **Jill Elliott Howard and R. Mark Howard**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 132500.00

Affiant

Sworn and subscribed before me on the 27th day of May, 1997.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jill E. Howard**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Nilon H. Elliott**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of May, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jill Elliott Howard and Nilon H. Elliott

TO: Bryan R. Neely and Samone L. Neely

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Jill E. Howard

Jill E. Howard, Affiant

Sworn to and subscribed before me this

27th day of May, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires:_____

6283 05/29 0101 03CHECK 502.25

97 MAY 29 AM 11:55
REGISTER
DAVIDSON COUNTY, TN.

0309648
IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10470 PG 744

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	
				132500.00
			CON TX	490.25
			PRFEE	1.00
			WDEED	12.00
			TOTAL	503.25
			CHECK	503.25
05/29/97	01		12:02 0001	6283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0309648
IDENTIFICATION REFERENCE

97 MAY 29 AM 11:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1