188

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10722 PG 272

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **December, 1997** between INOCENTES A. SATOR, A MARRIED MAN, and DAISY P. SATOR, HIS WIFE, GRANTORs, and LESLIE H. NEELY and DEBORAH S. NEELY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, INOCENTES A. SATOR, A MARRIED MAN, and DAISY P. SATOR, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto LESLIE H. NEELY and DEBORAH S. NEELY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 810 HADLEY AVENUE, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

DAISY P. SATOR, wife of INOCENTES A. SATOR, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
INOCENTES A. SATOR Signature of Seller

Daisy P. Sator
DAISY P. SATOR

03805 16
IDENTIF. ↑ REFERENCE

97 DEC 16 AM 10:36
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

1570 12/16 0101 03CHECK 282.53

BOOK 10722 PG 273

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, INOCENTES A. SATOR, A MARRIED MAN, and DAISY P. SATOR, HIS WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LESLIE H. NEELY and DEBORAH S. NEELY, HUSBAND AND WIFE and
P.O. Box 88
OLD HICKORY, TN 37138

Property Address:

810 HADLEY AVENUE
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 44-15, PARCEL 26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$67,439.04** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **12th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A' BOOK 10722 PG 274

LAND in the Fourth Civil District of Davidson County, Tennessee, being part of the 0.34 acre tract shown at the upper right hand corner of the survey recorded January 29, 1951, and in Book 1939, page 476, said Register's Office, such survey being a Resubdivision of Plan of Section "D" Village of Old Hickory, as of record in Book 1424, page 65, said Register's Office, described as follows:

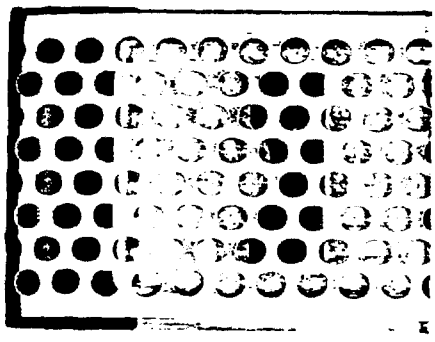
BEGINNING at a concrete monument at the west end of the return at the northwest corner of the intersection of Hadley Avenue and Ninth Street, and running thence the following courses and distances; North 89 deg. 15 min. west 88.4 feet to an iron pin; thence North 0 deg. 50 min. east 70 feet to an iron pin; thence South 89 deg. 15 min. east 98.35 feet to an iron pin; thence South 0 deg. 47 min. west 60 feet to an iron pin; thence in a southwesterly direction along a curve having a radius of 10 feet, 15.7 feet to a concrete monument and the point of beginning, containing 0.16 acres, more or less.

Being the same property conveyed to INOCENTES A. SATOR, by Warranty Deed from GLEN E. AND BRAUNA B. TIDWELL, of record in Book 5962, page 203, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 44-15, PARCEL 26).

2. All matters as set forth on the Plan of record in Plat Book 1939, page 476, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10722 PG 275

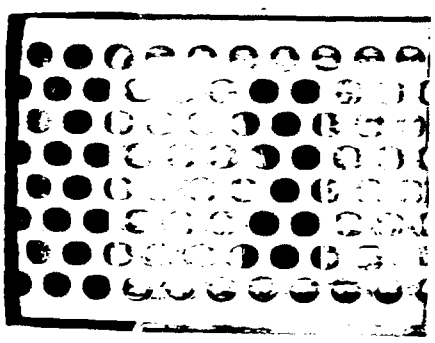
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 67439.04
ERR CO
MAMT 67439.04-
CAMT 67439.04
CON TX 249.53
PRFEE 1.00
WDEED 12.00
TOTAL ~~262.53~~
CHECK ~~262.53~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/97 01 10:42 0001 1570



03805 16
IDENTIF. ↑ REFERENCE

97 DEC 16 AM 10:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1232326