WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER
FILE BOX "7"
(36978)

BOOK 11051 PAGE 18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Turner (NAME)	First Republic Mortgage Corp. (NAME)	MAP 118-06
917 Gale Lane (ADDRESS)	3212 West END Ave., Suite 500 (ADDRESS)	PARCEL 53
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

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, Mansfield D. Neely, Jr., married, Robert Allen Neely, married and Beverly Gail Neely Coetzee, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Turner, 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:

Land in Davidson County, being part of Lot No. 5 in the resubdivision of part of the Vaulx Lands, not of record, and shown on the plan of Section 1 Battlefield Estates, of record in Book 843, page 96, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 90.25 feet on the southerly side of Gale Lane and runs back bewtween parallel lines 380 feet along the east boundary and 375.3 feet along the west boundary line to the northerly margin of the Interstate 65 right-of-way and measures 90.4 feet on said right-of-way.

Being the same property conveyed to M. D. Neely and wife, Allie T. Neely by deed from Iva C. Pierce, a widow and Verda Cochran and Vera Jones Executrixes of the Estate of Ora Crabtree, of record in Book 4665, page 721, in said Register's Office. The said M. D. Neely having died on January 12, 1991 and the said Allie T. Neely having died on September 24, 1997 leaving a Last Will and Testament which was probated in Cause No. 97P1477 on September 30, 1997 in the Probate Court of Davidson County, Tennessee. The said Mansfield D. Neely, Jr., Robert Allen Neely and Beverly Gail Neely Coetzee are the sole devisees under said Will and the said Evelyn M. Neely, Grace T. Neely and Willem Andries Price Coetzee, spouses, are joining herein to convey any marital interest

CONTINUED

unimproved ( )
This is improved (X) property, known as 917 Gale Lane, Nashville, TN 37204
(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 my hand this 31st day of July, 19 98

Mansfield D. Neely, Jr.
Evelyn M. Neely by Mansfield D. Neely, Jr. her Attorney-in-Fact

Evelyn M. Neely by
Mansfield D. Neely, Jr.,
her attorney-in-fact

Robert Allen Neely By: Mansfield D. Neely, Jr. his Attorney-in-fact
Mansfield D. Neely, Jr. his attorney-in-fact
Grace T. Neely by Mansfield D. Neely, Jr. her Attorney-in-Fact

Grace T. Neely by Mansfield D. Neely, Jr.
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mansfield D. Neely, Jr., married

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July 19 98.

Commission expires 11/04/2001

B T Hodge
Notary Public

B.T. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

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

0470697

IDENTIFICATION REFERENCE

98 AUG -4 PM 2:36

REGISTER
WILLIAMSON COUNTY, TN.

2348 08/04 01:01 03CHECK 669.90

LEGAL DESCRIPTION CONTINUATION

that they may have in and to said property.

This conveyance is subject to the 1998 Davidson County, Taxes, a lien, but not yet due and payable and any subsequent years.

This instrument executed on behalf of Evelyn M. Neely, Robert Allen Neely, Grace T. Neely and Willem Andries Price Coetzee pursuant to Powers of Attorney being recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of July, 1998, before me personally appeared Mansfield D. Neely, Jr., to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Evelyn M. Neely, Robert Allen Neely, Grace T. Neely, Beverly Gail Neely Coetzee and Willem Andries Price Coetzee, and acknowledged that he executed the same as the free act and deed of the said Evelyn M. Neely, Robert Allen Neely, Grace T. Neely, Beverly Gail Neely Coetzee and Willem Andries Price Coetzee.

B.T. Hodge
NOTARY PUBLIC

B.T. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

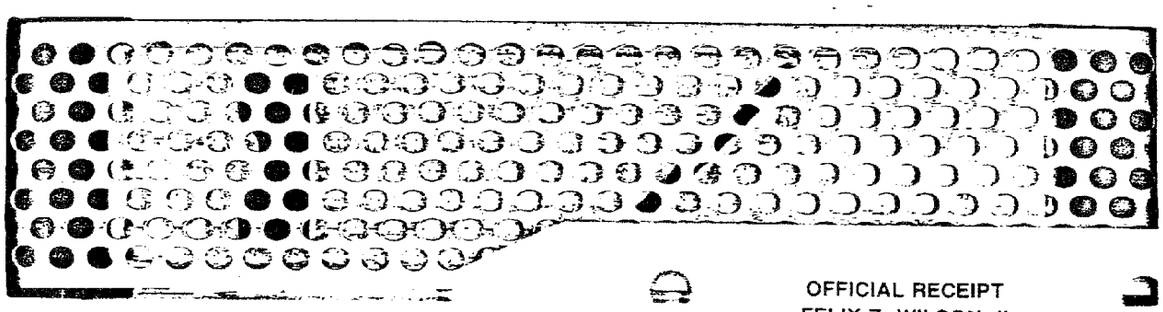
My Commission Expires: 11/4/98

Beverly Gail Neely Coetzee, by Mansfield D. Neely, Jr. her attorney-in-fact

Beverly Gail Neely Coetzee, by
Mansfield D. Neely, Jr.
her attorney-in-fact

Willem Andries Price Coetzee by Mansfield D. Neely, Jr. his attorney-in-fact

Willem Andries Price Coetzee by
Mansfield D. Neely, Jr. his
attorney-in-fact



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

RECEIVED OF _____

FOR _____

BOOK 11051 PAGE 21

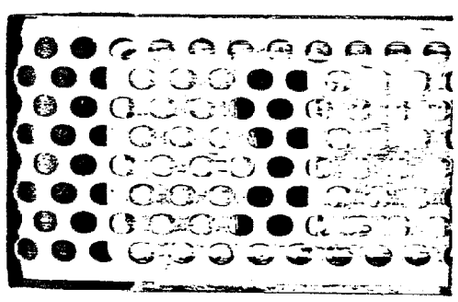
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	177000.00
CON TX	654.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	669.90
CHECK	669.90

08/04/98 01 14:38 0001 2348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0470697
IDENTIF. A REFERENCE

98 AUG -4 PM 2:36
REGISTER
DAVIDSON COUNTY, TN.

No. 1327945