This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Carless Wayne Neeley
2308 Selma Drive
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

WARRANTY DEED

(Map Number 75-05-0; Parcel Number 1.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **WALLACE NEELEY** and wife, **MARY NEELEY**, have bargained and sold and do hereby transfer and convey unto **CARLESS WAYNE NEELEY** and wife, **PAMELA B. NEELEY**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 684, on the plan of HERMITAGE HILLS, SECTION 7, as of record in Book 3300, pages 62 and 63, Register's Office for said county.

SAID Lot No. 684 fronts 74.9 feet on the northerly side of Bonnavue Drive and extends back 185.0 feet on the easterly line and 167.6 feet on the westerly line to a dead line in the rear, measuring 88.3 feet thereon.

BEING the same property conveyed to Wallace Neeley and wife, Mary Neeley, by deed from George Andrew Brown and wife, Janice R. Brown of record in Book 4668, page 411, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: **316 Bonnavue Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 1st day of February, 1999.

WALLACE NEELEY

MARY NEELEY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wallace Neeley and wife, Mary Neeley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Old Hickory, Tennessee, on this the 1st day of February, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$60,298.11**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of February, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

0543911

IDENTIF. + REFERENCE

99FEB-2 PM 1:19

WILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

234.10

0399 02/02 0101 02CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11321 PAGE 610

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

VOID
CON TX 233.10-
CON TX 223.10
TOTAL 10.00=
CHECK 10.00=
02/02/99 01 17:03 0001 0746
0746 02/02 0101 03CHECK 10.00-

0543911
IDENTIF. & REFERENCE

99FEB-2 PM 1:19
BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT 60298.11
CON TX 233.10
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 244.10
CHECK 244.10
02/02/99 01 13:17 0001 0399

Total 233.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419751