WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES
File Box "7"
(37563)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF February, 1999

Notary Public

MY COMMISSION EXPIRES: 5-26-02
(AFFIX SEAL)

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

My Commission Expires MAY 26 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Nietfield	SAME	MAP 105-10
(NAME)	(NAME)	
820 Benton Avenue		PARCEL 147
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(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. and Robert Allen Neely and Beverly Gail Neely Coetzee, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Courtney Nietfield and wife, Jennifer P. Nietfield and Randall Hawles and wife, Julie Hawles

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, Tennessee, being part of Lots #108 and 111 on the Plan of Waverly Place as of record in Book 57, page 95, Register's Office for said County, described according to survey made by Hal R. Swann, Jr., Surveyor, December 17, 1949, as follows:

Beginning on the northerly margin of Benton Avenue, formerly Harewood Avenue, 60 feet east of the southwest corner of Lot #111, being the southeast corner of part of said Lot #111 conveyed to Samuel R. Owen by deed from Delaplaine Snodgrass of record in Book 607, page 458, said Register's Office; thence with the northerly margin of said Avenue easterly 68.8 feet to the southwest corner of a part of Lot 108 conveyed to Margaret C. Nottingham by deed from Delaplaine Snodgrass of record in Book 636, page 298, said Register's Office; thence with said Nottingham's westerly line northerly 178 feet, more or less, to the southerly margin of an alley, said point also being 10.1 feet east of the common northerly corner of Lots #108 and 111; thence with the southerly margin of said alley westerly 86.1 feet to the northeast corner of a part of said Lot 111 conveyed to Samuel R. Owen as aforesaid; thence with said Owen's as aforesaid; thence with said Owen's easterly line southerly 170 feet, more or less, to the point of beginning.

Being the same property conveyed to M.D. Neely and wife, Allie T. Neely, by

CONTINUED

unimproved ( )
This is improved (X) property, known as 820 Benton Avenue, Nashville, Tennessee 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 our hand S this 19th day of February 19 99

Mansfield D. Neely, Jr.

Robert Allen Neely by Mansfield D. Neely, Jr. His Attorney-In-Fact

Evelyn M. Neely by Mansfield D. Neely, Jr. Her Attorney-In-Fact

Grace T. Neely by Mansfield D. Neely, Jr., Her-Attorney-in-Fact

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

W. A. Coetzee by Mansfield D. Neely, Jr. by His Attorney-in-Fact

Beverly Gail Neely Coetzee by Mansfield Neely, Jr., Her-Attorney-In-Fact

W. A. Coetzee by Mansfield D. Neely, Jr. by His 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 19th day of February 19 99.

Commission expires ____

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

0553001
IDENTIFICATION REFERENCE
99 FEB 24 PM 4:07
REGISTER
WILLIAMSON COUNTY, TN.
1074 00/00 0101 CASHIER 273.00

LEGAL DESCRIPTION CONTINUATION

deed from Fay Flowers Head, a widow, of record in Book 4288, page 748, Register's Office for Davidson County, Tennessee. The said M.D. Neely having since predeceased his wife, Allie T. Neely, and the said Allie T. Neely having since died testate, devising the subject property to Mansfield D. Neely, Jr., Robert Allen Neely and Beverly Gail Neely Coetzee by Last Will and Testament of Allie Mae Tunstall Neely, deceasxed of record in Will Book 215, page 797, Probate Court, Davidson County, Tennessee.

This conveyance is subject to the 1999 Davidson County Taxes and any subsequent years; and subject to the plan of record in Book 57, page 95, all in the Register's Office for Davidson County, Tennessee.

And I, Evelyn M. Neely, wife of the within named Mansfield D. Neely, Jr., join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

And I, Grace T. Neely, wife of the within named Robert Allen Neely, join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

And I, W. A. Coetzee, husband of the within named Beverly Gail Neely Coetzee, join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

This instrument executed on behalf of Evelyn M. Neely, Robert Allen Neely, Grace T. Neely, Beverly Gail Neely Coetzee and W. A. Coetzee pursuant to Powers of Attorney being recorded simultaneously herewith.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 19th day of February, 1999, 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 W. A. 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 W. A. Coetzee.

My Commission Expires:

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

NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11354 PG. 731

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

0553001
IDENTIF. & REFERENCE

99FEB 24 PM 4:07

REGISTER
DAVIDSON COUNTY, TN

02/24/99 01 16:05 0001 0093

CHRT	5500.00
CO : TA	253.63
PRFEE	1.00
MOREE	11.00
CFEE	2.00
TOTAL	273.63
CHECK	273.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429303