THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-8259

MAP/GROUP/PARCEL
63-2/118.00

NEW OWNER'S NAME AND ADDRESS:
Shane E. Talkington, an unmarried man,
and Melissa J. Hodge, an unmarried woman
1447 Ocoee Trail
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Robert D. Neal, and wife, Heather K. Neal, hereinafter called Grantors, do hereby transfer and convey unto Shane E. Talkington, an unmarried man, and Melissa J. Hodge, an unmarried woman, their heirs and assigns, hereinafter called Grantees, property described as follows:

9043 03/15 0101 03CHECK 325.50

LAND in Davidson County, Tennessee,

BEING Lot No. 172 on the unrecorded map or Plan of Nawakwa Hills Powwow Addition, Section 6, said lot or tract of land being more particularly described as follows:

BEGINNING at a point in the easterly margin of Ocoee Trail, being the northwesterly corner of Lot No. 108 on the Map or Place of Nawakwa Hills Powwow Addition, Section No. 3, as of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee; thence northerly with the easterly margin of Ocoee Trail 50 feet to a point; thence easterly and parallel with the northerly margin of said Lot No. 108, 150 feet to a point; thence southerly and parallel with the easterly margin of Ocoee Trail 50 feet to the northeasterly corner of said Lot No. 108; thence westerly and parallel with the northerly margin of said Lot No. 108, 150 feet to the point of beginning.

The subject property is improved property commonly known as 1447 Ocoee Trail, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 9694, Page 362, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

99 MAR 15 PM 4:
DAVIDSON COUNTY, T

05615540
IDENTIF. # REFERENCE

Robert D. Neal

Heather K. Neal

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Robert D. Neal and Heather K. Neal, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 5th day of March, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/13/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $85,000.00.

AFFIANT

Sworn to and subscribed before me, this the 5th day of March, 1998.

NOTARY PUBLIC

My Commission Expires:
2/13/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11385 PG. 231

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

0561540

1 IDENTIF. ↑ REFERENCE

99 MAR 15 PM 4:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	$5000.00		
CON TX	314.50		
PRFEE	1.00		
WDEED	8.00		
CFEE	2.00		
TOTAL	325.50		
CHECK	325.50		
03/15/99	01	16:10 0001	9043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438173