WARRANTY DEED

BOOK 11482 PG. 370

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER. FOR THIS TRANSFER IS $ 116,900.00

Kelli S. Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF May 19 99

Deborah A. Reed
Notary Public

MY COMMISSION EXPIRES: June 11, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelli S. Neal	First Republic Mortgage	MAP 34-5
(NAME)	(NAME)	
402 Gates Road	3212 West End Avenue, Suite 500	PARCEL 49.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 370	Nashville, TN 37203	FB - GO 05496
(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, Frederick S. Petersen, Jr. and wife, Melissa A. Petersen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelli S. Neal and husband, Wayne L. Neal

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:

BEING Lot No. 46 on the Plan of Gatewood, Section I, of record in Plat Book 330, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Frederick S. Petersen, Jr. and wife, Melissa A. Petersen by deed from Karen J. Hobbs, unmarried of record in Book 9808, page 834, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3370, page 121, Book 3374, page 456, Book 3375, page 249, Book 3398, page 438, Book 3934, page 170 said Register's Office.

0588028

MAP-PARCEL REFERENCE

99 MAY 18 AM 8:51.
ELL BOOMAN, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 402 Gates Road, Goodlettsville, Tennessee 37072
(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 13th day of May, 19 99

Frederick S. Petersen, Jr.

Melissa A. Petersen

Melissa A. Petersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederick S. Petersen, Jr. and wife, Melissa A. Petersen

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of May 19 99

Commission expires 6-11-2000

Deborah A. Reed
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

7159 05/28/99 0101 03HHCK
443.53

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11482 PG. 372

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

0588028

ABSENCE OF REFERENCE

99 MAY 18 AM 8:51

RECEIVED
DAVIDSON COUNTY, TN.

CAMT	116900.00
CON TX	432.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	443.53
CHECK	443.53

05/18/99 01 08:55 0001 7158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461780