JUDY S. ROLLINSON NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 182,000.00

Subscribed and sworn to before me, this the 10 day of 1999

My Commission Expires November 25, 2000

My commission expires:

(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9922107
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Jerry L. Neel | CHASE MANHATTAN MORTGAGE CORPORATION |
| 1025 Colo Trail | 343 THORNALL ST. |
| STREET ADDRESS: Antioch, TN 37013 | STREET ADDRESS: EDISON, NJ 08837 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO. 183-5-A-90 CO | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Charles A. Poston and wife, Charlotte A. Poston

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jerry L. Neel and wife, Cheryl C. Neel

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 40 on the Plan of Phase One, Section Three, October Woods, of record in Plat Book 9700 at page 229 and 230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Charles A. Poston and Charlotte A. Mee, as tenants in common with the right of survivorship by Deed of record in Book 10513 page 395, Register's office for said County. The said Charlotte A. Mee has since married and is now known as Charlotte A. Poston.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

RECEIVED FOR REFERENCE
99 JUN 11 PM 1:41
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.
05988929

THIS IS IMPROVED PROPERTY KNOWN AS 1025 Colo Trail, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 10 day of June ,1999

Charles A. Poston

Charles A. Poston

Charlotte A. Poston

Charlotte A. Poston

State of Tennessee
County of Williamson

On this 10 day of June , 1999 , before me personally appeared Charles A. Poston & Charlotte A. Poston to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

JODY S. RODENBORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 25, 2000

Jody S Rodenborn
Notary Public

State of Tennessee
County of

On this 10 June 10, , 1999 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

# WARRANTY DEED

B763 06/11 0101 03CHECK 684.40

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | | | | |
|---|---|---|---|---|---|
| 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 |

BOOK **11524** PG. **679**

CAMT
182000.00
CON TX 673.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 684.40
CHECK 684.40

06/11/99 01 13:49 0001 8763

99 JUN 11 PM 1:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0598929

REFERENCE

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1473215