RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Instr:200005010042808 Page: 1 OF 3
REC'D FOR REC 05/01/2000 12:09:49PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $455.10

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr.
Mudter & Patterson
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $123,000.00

Joanne M. Wood
Affiant

Subscribed and sworn to before me, this 28th day of April, 2000.

Notary Public

My Commission Expires: 6-13-2001

NOTARY PUBLIC AT LARGE WILLIAMSON CO TENN

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr/Mrs. Christopher Burks	AmSouth Bank	MAP [illegible]
4807 Merrill Lane	P. O.Box 25314	PAR 35.00
Nashville, TN 37211	Santa Ana, CA 92799-5314	FB 06DU22655

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD W. NEAL AND WIFE, TERESA M. NEAL, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER A. BURKS AND WIFE, MARY BURKS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4807 Merrill Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2000.

RICHARD W. NEAL

TERESA M. NEAL

By: Teresa M Neal by Richard W Neal Attorney-In-Fact
RICHARD W. NEAL, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. NEAL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2000.

My Commission Expires: 11/29/03

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. NEAL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said TERESA M. NEAL, and is authorized by the said TERESA M. NEAL, to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of April, 2000.

My Commission Expires: 11/29/03

Notary Public

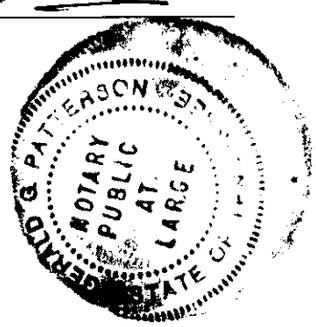


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section Two, Elysian Meadows Addition, as of record in Plat Book 2663, page 101, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard W. Neal and wife, Teresa M. Neal by deed from George B. Geyer and wife, Kathleen E. Geyer, of record in Book 9261, page 518, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2859, page 403; and (3) All matters appearing on the Plan of record in Plat Book 2663, page 101, said Register's Office.