RB

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200006130059022 Page: 1 OF 7
REC'D FOR REC 06/13/2000 12:50:19PM
RECORD FEE: $31.00
M. TAX: $0.00 T. TAX: $186.85

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of June, 2000, by and between LINDA G. WRIGHT AND ANTHONY F. NEAL, CO-EXECUTORS UNDER THE WILL OF OPAL NEAL, DECEASED, AND LINDA G. WRIGHT, ANTHONY F. NEAL, JANICE HARGROVE, JO ANN TATE, DARRYL LYNN NEAL, JAMES ROBERT NEAL, CHRISSIE A. GOOD, LARRY E. BENNETT, JR., AND ELIZABETH S. HALL, BEING ALL OF THE THE HEIRS OF MARION E. NEAL, DECEASED, hereinafter called GRANTORS, and RONNIE S. KELLEY, A MARRIED MAN, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, LINDA G. WRIGHT AND ANTHONY F. NEAL, CO-EXECUTORS UNDER THE WILL OF OPAL NEAL, DECEASED, AND LINDA G. WRIGHT (an undivided 1/7 interest), ANTHONY F. NEAL (an undivided 1/7 interest), JANICE HARGROVE (an undivided 1/7 interest), JO ANN TATE (an undivided 1/7 interest), DARRYL LYNN NEAL (an undivided 1/7 interest), JAMES ROBERT NEAL (an undivided 1/7 interest), CHRISSIE A. GOOD (an undivided 1/21 interest), LARRY E. BENNETT, JR. (an undivided 1/21 interest), AND ELIZABETH S. HALL (an undivided 1/21 interest), BEING ALL OF THE THE HEIRS OF MARION E. NEAL, DECEASED, GRANTORS, does hereby bargain, sell, transfer and convey unto RONNIE S. KELLEY, A MARRIED MAN, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2517 FLAMINGO DRIVE, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORS covenants and agrees with the said GRANTEE that GRANTORS is lawfully seized and possessed of the said real estate and that GRANTORS has a good and lawful right to sell the same. The GRANTORS further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

The GRANTORS herein covenant that this is heir property and their spouses have no interest in said property whatsoever.

GRANTORS further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORS on the day and year first above written.

Linda D. Wright
LINDA G. WRIGHT, CO-EXECUTOR

Anthony F Neal
ANTHONY F. NEAL, CO-EXECUTOR

Linda D. Wright
LINDA G. WRIGHT, Signature of Seller

Anthony F Neal
ANTHONY F. NEAL, Signature of Seller

Janice Hargrove
JANICE HARGROVE, Signature of Seller

Jo Ann Tate
JO ANN TATE, Signature of Seller

Darryl L Neal
DARRYL LYNN NEAL, Signature of Seller

James Robert Neal
JAMES ROBERT NEAL, Signature of Seller

Chrissie A. Good

CHRISSIE A. GOOD, Signature of Seller

Larry E. Bennett Jr.

LARRY E. BENNETT, JR., Signature of Seller

Elizabeth S. Hall

ELIZABETH S. HALL, Signature of Seller

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LINDA G Wright, Co-Executor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9th day of June, ~~199~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ANTHONY F Neal, Co-Executor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9th day of June, ~~199~~ 2000.

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LINDA G. Wright, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9th day of June, ~~199~~ 2000.

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ANTHONY F. Neal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9 day of June, ~~199~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Janice Hargrove, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9 day of June, ~~199~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jo ANN TATE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9 day of June, ~~199~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Darryl LYNN Neal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9 day of June, ~~199~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, James Robert Neal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9 day of June, ~~199~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, CHRISSIE A. GOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9 day of June, ~~199~~ 2000.

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Larry E. Bennett, Jr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9 day of June, ~~199~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ELIZABETH S. HALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 9 day of June, ~~199~~ 2000

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this _____ day of _____, 199___.

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

RONNIE S. KELLEY, A MARRIED MAN
1804 Brookvalley Pl.
Mt. Juliet TN 37122.

Property Address:

2517 FLAMINGO DRIVE
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 71-4, PARCEL 213

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ronnie S. Kelley
Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **June, 2000.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 351 on the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for said County.

Said Lot No. 351 fronts 60 feet on the southeasterly side of Flamingo Drive and runs back 159 feet on the northeasterly line and 141.5 feet on the southwesterly line to a dead line in the rear measuring 115.3 feet thereon.

BEING the same property conveyed to MARION E. NEAL AND WIFE, OPAL S. NEAL, by Deed from FRED TURNER AND BETTIE JEAN BINKLEY, of record in Book 2796, page 269, Register's Office for Davidson County, Tennessee. The said Marion E. Neal and wife, Opal S. Neal since divorced by Final Decree of Divorce dated February 2, 1968, which final decree was recorded in Book 4220, page 542, said Register's Office and the property was vested solely in Opal S. Neal. Opal S. Neal died on November 8, 1998, testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, and filed in Will Book 227, page 511, the property was devised to her Husband, Marion E. Neal, although he was not technically her husband. Marion E. Neal died, intestate, prior to the closing of Opal Neal's estate. Opal Neal's estate was insolvent in that there were no funds to pay for the administration of her estate. Opal Neal's heirs and Marion E. Neal's heirs are the same persons, being all of their children, Linda G. Wright, Anthony F. Neal, Janice Hargrove, Jo Ann Tate, Darryl Lynn Neal, James Robert Neal and Elaine Neal Bennette. Elaine Neal Bennette died intestate after Opal Neal's death but prior to the death of her father, Marion E. Neal, and her heirs-at-law are Chrissie A. Good, Larry E. Bennett, Jr., and Elizabeth S. Hall. All of the heirs herein stated have agreed to pay for all the administration fees of the Opal Neal Estate and the Marion E. Neal estate from the proceeds of the herein sale.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 71-4, PARCEL 213).

2. All matters as set forth on the Plan of record in Plat Book 1424, page 201, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4161, page 786, said Register's Office.