THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 04/06/01 08:39 3pgs
Fees:15.00 Taxes:421.80
20010406-0033677

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Edgar Perez
Robin A. Chun
347 Ocala Drive
Nashville, TN 37211

Right Mortgage Company
106-B West Hill Drive
Lebanon, TN 37087

162-5-47.00
(05DU-38541)

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Garry W. Neal and Jeanmarie M. Dyer, Co-Trustees of The Roy and Emma Neal Living Trust, dated July 1, 1996**, hereinafter called the "Co-Trustees" and **Emma S. Neal, unmarried**, hereinafter called "Neal", the said Co-Trustees and Neal being hereinafter collectively referred to as the "Grantors", have bargained and sold, and by these presents do transfer and convey unto **Edgar Perez, a married man**, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 114, on the Plan of Southwood, as of record in Plat Book 2663, pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Roy Turner Neal, Trustee of The Roy and Emma Neal Living Trust, dated July 1, 1996 by quitclaim deed recorded as Instrument No. 20001211-0121829, Register's Office for Davidson County, Tennessee. The said Roy Turner Neal was removed as Trustee upon his death on December 10, 2000 and was replaced by Garry W. Neal and Jeanmarie M. Dyer, as Co-Trustees as is evidenced by Memorandum of Successor Trustee recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee. Said Property had previously been held by Roy Turner Neal and Emma S. Neal as tenants by the entirety by deed from Hillview Company, a Tennessee corporation as of record in Book 3162, page 43, said Register's Office.

This conveyance is subject to those matters shown on the Plan of Southwood, as of record in Plat Book 2663, pages 125 and 126, Register's Office for Davidson

County, Tennessee, Easement for Sanitary Sewers and/or Storm Drainage as of record in Book 6391, page 558, and Restrictive Covenants of record in Book 2904, page 51, said Register's Office.

The street address of the above described property is 347 Ocala Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth above; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The said Garry W. Neal and Jeanmarie M. Dyer, Co-Trustees have executed this deed as the holder of record title to the property. Emma S. Neal has executed this deed as the sole surviving Trustor and sole beneficiary of The Roy and Emma Neal Living Trust, dated July 1, 1996 in order to express her consent and direction to the said Co-Trustees to execute and deliver this deed. Alternatively, to the extent that Emma S. Neal could be construed to be a surviving tenant by the entirety (due to the recording of the above described quitclaim deed after the death of Roy Turner Neal), Emma S. Neal has executed this deed to convey her interest to the within named Grantee.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23rd day of March, 2001.

Garry W. Neal, Co-Trustee

Garry W. Neal, Co-Trustee of The Roy and Emma Neal Living Trust, dated July 1, 1996

Jeanmarie M. Dyer, Co-Trustee

Jeanmarie M. Dyer, Co-Trustee of The Roy and Emma Neal Living Trust, dated July 1, 1996

Emma S. Neal

Emma S. Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally before me, the undersigned, a Notary Public in and for the State and County set forth above, appeared Garry W. Neal and Jeanmarie M. Dyer, Co-Trustees of The Roy and Emma Neal Living Trust, dated July 1, 1996, with whom I am personally acquainted (or proved to me upon satisfactory evidence, and who declared themselves to be all and the only Co-Trustees of said Trust, being authorized by the Trust Instrument to execute this instrument, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee this 23rd day of March, 2001.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 5/27/01

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 Emma S. Neal, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2001.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Affiant

Subscribed and sworn to before me this
23rd day of March, 2001.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My commission expires: 5/27/01

14006-3 WD