PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 42780
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
RWN OK William L. Partridge 6534 Cornwall Drive Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 115-10-043

Davidson County DEEDWARR
Recvd: 08/02/01 14:20 2pgs
Fees:13.00 Taxes:975.88
20010802-0082368

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 263,750.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert W. Neil and spouse, Vonda R. Neil,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William L. Partridge,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 204 on the Plan of West Meade Estates, Section 2, of record in Book 2900, page 118, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Cornwall Court at the corner of Lot Nos. 203 and 204; thence with the line between said two lots northerly 246.95 feet to the corner of Lot Nos. 203 and 204 and 205; thence with the line between Lot Nos. 204 and 205 westerly 287 feet to the easterly margin of Cornwall Drive; thence with the same southerly 133.27 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 37.45 feet to the northerly margin of Cornwall Court; thence with the same westerly 190 feet to the beginning.

BEING the same property conveyed to Robert W. Neil and Vonda R. Neil by deed from Peggy Rosenblatt and spouse, Paul A. Rosenblatt of record in Book 9150, page 63, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 118, said Register's Office, which Plan shows a 130 foot minimum building setback line from Cornwall Drive and a 40 foot minimum building setback line from Cornwall Drive, and 10 foot easement for public utility purposes along the northerly and easterly lines of said lot, and a 15 foot drainage easement across the westerly portion of said lot; and a 5 foot easement along with two 10 foot temporary constrcuction easements for sanitary sewers and/or storm drainage as granted to the Metropolitan Government of record in Book 4843, page 889 said Register's Office.

This is improved property, known as: 6532 Cornwall Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 2001.

Robert W. Neil **Vonda R. Neil**

State of Tennessee
County of Davidson

On this 1st day of August, 2001, before me the undersigned authority, personally appeared **Robert W. Neil** and **Vonda R. Neil**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 263,750.00

Affiant

Sworn and subscribed before me on the 1st day of August, 2001.

Notary Public

My Commission Expires: 4-28-2002

SHERIE D. GUY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN