PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: (SK) Title No: 43062

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Pecora Sandra Pecora 429 Coventry Drive Nashville, Tennessee 37211	Home Financial Group, LLC Three Maryland Farms Suite 155 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 98-150

Davidson County DEEDWARR
Recvd: 12/27/01 11:16 2pgs
Fees:13.00 Taxes:649.35
20011227-0142518

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jefferey E. Neely and wife, Donna J. Neely**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Pecora and spouse, Sandra Pecora** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson and Wilson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson and Wilson County, Tennessee, being Lot No. 3-B on the Plan of Arnold Cole Subdivision Originally Tract No. 3 Odum Estates of record in Plat Book 12, page 101 and in Plat Book 13, page 68, Davidson County Register's Office and in Book 4955, page 16, Wilson County Register's Office.

SAID Lot No. 3-B fronts 150 feet on the Easterly margin of Earhart Road and extends back between parallel lines 945.0 feet to a dead line.

Being the same property conveyed to Jeffery E. Neely and wife, Donna J. Neely, by deed from Arnold A. Cole and wife, Alice Faye Cole of record in Book 7211, page 287, Davidson County Register's Office and in Book 404, page 91, Wilson County Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 12 Page 101, Plat Book 13, page 68, Register's Office for Davidson County, Tennessee and in Book 4955, page 16, Register's Office for Wilson County Tennessee, which Plan shows a 50 foot minimum building setback line from Earhart Road and a a 20 foot easement for public utility purposes along the front line(s).

This is improved property, known as: 3041 Earhart, Hermitage, Tennessee 37076

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 14th day of December, 2001 .

Jefferey E. Neely

Donna J. Neely

State of TENNESSEE
County of WILLIAMSON

On this 14th day of December, 2001 , before me the undersigned authority, personally appeared **Jefferey E. Neely and Donna J. Neely** , 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: 5/30/04

Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $175,500.00

12.14.01

Affiant

Sworn and subscribed before me this 14th day of December, 2001

My Commission Expires: 5/30/04

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.