PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOX 10-A

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

W & I Ref:(SK) Title No: 43266
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/19/02 11:19 2pgs
Fees:13.00 Taxes:499.50
20020219-0020848

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John M. Leonhart 3813 Hillshire Drive Antioch, Tennessee 37013	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 150-04-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Wayne Neal and Donna H. Neal**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Leonhart** 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. 559 on the Plan of Kensington of Priest Lake, Section 1-A, of record in Book 5200, page 707, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

SAID Lot No. 559, which is a corner lot, fronts 90.00 feet on the southerly margin of Hillshire Drive and fronts 104.19 feet on the broken easterly margin of Brookmont Circle, said frontages being joined by a curve having a length of 39.27 feet, and extends back 115 feet on the easterly line and 110.56 feet on the southerly line, to a point of intersection.

Being the same property conveyed to J. Wayne Neal and wife, Donna H. Neal, by deed from Robert J. Lemmon, unmarried of record in Book 6829, page 134, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002; and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 707, said Register's Office, which Plan shows a 30 foot minimum building setback line from Hillshire Drive and a 20 foot minimum building setback line from Brookmont Circle and a 5 foot easement for public utility and drainage purposes along the easterly lines of said lot and an easement for overhaul located across the westerly line of said lot; Restrictive covenants of record in Book 6225, page 369, Book 6632, page 820, said Register's Office; Driveway Agreement of record in Book 10714, page 937, said Register's Office.

This is improved property, known as: 3813 Hillshire, Antioch, Tennessee 37013

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 15th day of February, 2002.

J. Wayne Neal

Donna H. Neal

State of TENNESSEE
County of DAVIDSON

On this 15th day of February, 2002 , before me the undersigned authority, personally appeared J. Wayne Neal and Donna H. Neal , 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: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary

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 $135,000.00

Affiant

Sworn and subscribed before me this the 15th day of February, 2002

My Commission Expires: _____

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public