Return To:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138
1124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00.

Jeffrey T. Burnett
Affiant

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of February, 2002.

Jamie L. Taylor
Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/01/02 12:18 2pgs
Fees:13.00 Taxes:528.73
20020301-0026199

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeffrey T. Burnett
3056 Brantley Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 150-02-227.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James J. Neal and Lisa Jo Neal,** hereinafter referred to as Grantors, hereby transfer and convey to **Jeffrey T. Burnett,** hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Percy Priest Meadows Addition, Section One, of record in Book 6900, page 513, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James J. Neal and wife, Lisa Jo Neal by Deed from Lepoldo K Sapone and wife Beatrix M. Sapone of record in Book 9200, Page 462, Register's Office for Williamson County, Tennessee.

County/City Taxes for the year 2002 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3056 Brantley Drive, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of February, 2002.

James J. Neal

Lisa Jo Neal

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 James J. Neal and Lisa Jo Neal, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2002.

Notary Public

8-14-05
My Commission Expires

JOHN McCANN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
MY COMMISSION EXPIRES 2005