Davidson County DEEDWARR
Recvd: 02/11/03 15:27 2pgs
Fees:13.00 Taxes:1265.40
20030211-0018985

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of February, 2003.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE AUG. 14 WILLIAMSON COUNTY

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Shane Neal and Melanie Neal
1003 Noelton Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 118-090-044.00

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, **Stephen E. Farner and wife, Lana G. Farner** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael Shane Neal and wife, Melanie Neal** 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, Lot. No. 11 on the Plan of Leonte Subdivision of Lots 17-19, 24 to 26 in Noelton, not of record.

Beginning on the southerly margin of Noelton Lana, or Fifth Street at a point 300 feet west of the westerly margin of Tenth Avenue South, said point being the corner of Lots 11 and 12; thence with the line between said two lots southwardly 200 feet to the common corner of Lots. 11, 12, 17 and 18; thence with the line between Lot. Nos.11 and 18 westwardly 100 feet to the common corner of Lot. Nos. 10, 11, 18 and 19; thence with the line between Lots 10 and 11 northwardly 200 feet to the southerly margin of Noelton Lana; thence with said Lana eastwardly 100 feet to the beginning.

Being the same property conveyed to Stephen E. Farner and wife, Lana G. Farner, by Warranty Deed from Michael L. Wales and wife, Gail Preston Wales, of record at Instrument No. 2002 090601 08505, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, 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 is improved property known as 1003 Noelton Avenue, Nashville, Tennessee 37204.

**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 7th day of February, 2003.

**Stephen E. Farner**

**Lana G. Farner**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen E. Farner and Lana G. Farner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2003.

Notary Public

My Commission Expires: _____