THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $291,500.00 Affiant Subscribed and sworn to before me, this 30th day of JANUARY, 2003. Notary Public My Commission Expires: 10-26-05

First Title & Escrow Co., Inc.
FTEC File No. 19981

Davidson County DEEDWARR
Recvd: 02/21/03 12:51 2pgs
Fees:13.00 Taxes:1078.55

20030221-0023305

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information**
Mr. and Mrs. James Christopher Neese 853 Pasadena Drive Nashville, TN 37204	Mr. and Mrs. James Neese 853 Pasadena Dr. Nashville, TN 37204	MAP 132-10 PAR 007

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN CHRISTOPHER WEHBY AND WIFE, ANNE TRUE WEHBY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES CHRISTOPHER NEESE AND WIFE, SHANNAN T. NEESE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 853 Pasadena Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of JANUARY, 2003.

JOHN CHRISTOPHER WEHBY

ANNE TRUE WEHBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN CHRISTOPHER WEHBY AND WIFE, ANNE TRUE WEHBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of JANUARY, 2003.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot E on the Map of Springdale Estates of record in Book 1835, page 104, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made by W.W. Turner Company, December 4, 1952, as follows:

Beginning at the southwest corner of Lot B on the Map of Springdale Estates; thence with the south line of Lots B, C and D of said Springdale Estates, easterly 383.9 feet to a concrete monument at the southeast corner of Lot D and being the northeast corner of Lot E; thence with the easterly line of said Lot E southerly 289.3 feet to a concrete monument in the southeast corner of said Lot E; thence with the south line of said Lot E westerly 358.7 feet to a point; thence northerly 130.2 feet to an iron pin in the southerly margin of a private road or drive at the beginning of a circle with a radius of 37.5 feet; thence with the margin of said private drive and with said circle northerly and easterly 61.3 feet to another iron pin in the margin of said drive; thence with the margin of said drive and continuing with said circle northerly and westerly 70.2 feet to a concrete monument; thence with the margin of said drive and with a slight curve westerly 20.8 feet to another concrete monument; thence with the margin of said drive northwesterly 5.8 feet to another concrete monument; thence with the margin of said drive and with the curve thereof northwesterly 90.5 feet to the point of beginning, containing in all 2.25 acres, more or less.

Being the same property conveyed to John Christopher Wehby and wife, Ann True Wehby by deed from Linda Burns, unmarried of record as Instrument No. ~~200003300031978~~ 20000330003197B, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Agreement of record in Book 2199, page 339; (3) Easements of record in Book 6303, page 693; and (4) All matters appearing on the Plan of record in Plat Book 1835, page 104, said Register's Office.