40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/08/03 15:50 2pgs
Fees:13.00 Taxes:162.80
20030708-0093975

ADDRESS NEW OWNER:

Margaret A. Neely
5140 Ridge Hill Drive
Joelton, TN 37080

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 28
Parcel 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, L. J. Proctor, Jr. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Margaret A. Neely "Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in the 14th Civil District of Davidson County, Tennessee, being part of Tract No. 2 of Edward W. Thompson property as described in Deed Book 4658, page 598, Register's Office for Davidson County, Tennessee.
>
> Beginning at a point in the northerly margin of Ridge Hill Drive, said point being 2272.23 feet west of the westerly margin of the M. B. Spruill property, Book 3761, page 337, R.O.D.C.; thence North 4 deg. 59 min. East 1550 feet; thence North 84 deg. 38 min. West 100 feet; thence South 4 deg. 59 min. East 1550 feet to a point in the northerly margin of Ridge Hill Drive, said point being 419.58 feet East of the easterly line of the National Council of Jewish women, Book 3162, page 106, R.O.D.C.; thence with the northerly margin of said drive easterly 100 feet to the point of beginning and containing 3.5 acres, more or less.
>
> Being the same property conveyed to L. J. Proctor, Jr., Jr. and wife, Paulette Proctor by deed from L. J. Proctor and wife, Addene Proctor of record in Book 4866, page 697, Register's Office for Davidson County, Tennessee. The said Paulette Proctor having since died.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

Sue Proctor joins in the execution of this instrument to convey her interest in the Property as spouse of L. J. Proctor, Jr.

This is improved property known as 5140 Ridge Hill Drive, Joelton, TN

37080.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8 day of July, 2003.

L. J. Proctor, Jr.

Sue Proctor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared L. J. Proctor, Jr. and wife, Sue Proctor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8 day of July, 2003.

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/26/03

My Commission Expires July

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $44,000.00.

Margaret A Neely
AFFIANT

Subscribed and sworn to before me
this 8 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires