THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Sworn to and subscribed before me this 30th day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 9/24/05

Davidson County DEEDWARR
Recvd: 11/13/03 09:56 2pgs
Fees:13.00 Taxes:758.50
20031113-0165964

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Marcel Eluhu	Marcel Eluhu	Map 92-12
1800 Patterson St.	1800 Patterson St.	Parcel 94
Nashville, TN 37203	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Findlay C. Neil and wife, Mary Neil**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Marcel Eluhu**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 249 on the Map of Boyd Home Tract, plan of which is of record in Book 21, page 39, Register's Office for Davidson County, Tennessee

Said Lot No. 249 fronts 50 feet on the northerly side of Patterson Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Ewell Phillips Neil and Findlay C. Neil, partners, by deed from Peoples and Union Bank of Lewisburg, Tennessee, as Trustee under the will of Felice A. Petrucelli, as to an undivided one-half (1/2) interest, and James C. Hofstetter, Substitute Testamentary Trustee under the will of Reuben Herschel Searcy, Jr., as to a undivided one-half (1/2) interest, of record in Book 5805, page 739, said Register's Office, the said Ewell Phillips Neil having quitclaimed his interest in said property to Findlay C. Neil by instrument of record in 20031113-0165963, Register's Office for Davidson County, Tennessee.

Mary Neil, wife of Findlay C. Neil, signs this deed of conveyance to convey any and all interest she may have in the above-described property.

This is improved property known as 1804 Patterson Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we are 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 30th day of October, 2003.

Findlay C. Neil

Mary Neil

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, **Findlay Neil and Mary Neil**, the Bargainer, 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 and official seal this 30th day of October, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 3-25-26