THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22245-01-2004** 9B **BOX 50-B**	*STATE OF TENNESSEE, COUNTY OF DAVIDSON:* The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. **Affiant** Subscribed and sworn to before me this 27th day of January, 2004. **Notary Public** My Commission Expires: July 24, 2004

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Kenneth J. Juneau Susie R. Juneau 813 Shadowstone Place Nashville, TN 37220	**Send Tax Bills To:** GMAC MORTGAGE CORPORATION P.O.BOX 780 WATERLOO, IA 50704-0780	**Tax Information:** Map No.146.14 Parcel No. 052.00

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, **Frank E. Neal, III and wife, Mary B. Neal**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth J. Juneau and wife, Susie R. Juneau** ("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 **813 Shadowstone Place, Nashville, TN, 37220**

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 the 27th day of January, 2004.

Frank E. Neal, III **Mary B. Neal**

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frank E. Neal, III and Mary B. Neal**, 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 26th day of January, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 01/28/04 09:51 2pgs
Fees:13.00 Taxes:2109.00

20040128-0010624

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 4 on the Plan of Shadowstone, as of record in Plat Book 6900, page 387, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Frank E. Neal, III and wife, Mary B. Neal by Quitclaim Deed dated 12/1/98 from Darlene T. Marsh, Trustee, of record in Book 11232, Page 483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions and Restrictions for Shadowstone of record in Book 7310, Page 122, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3) Charter of Incorporation of Shadowstone Homeowners Association, Inc. of record in Book 7376, Page 544 as amended in Instrument No. 20021114-0141161, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Plat Book Book 6900, page Page 387, Register's Office for Davidson County, Tennessee.