This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Charles W. Neff
3434 Amanda Ave.
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 03/05/04 15:32 2pgs
Fees:13.00 Taxes:851.00
20040305-0025759

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Leader Mortgage, LLC
4456 Corporation Lane, Suite 100
Virginia Beach, VA 23462

MAP	**117**
GROUP	**11**
PARCEL	**20**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Terry B. Holleman and James A. Terrell as tenants in common** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Charles W. Neff, unmarried** hereinafter called the "GRANTEE", his 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, being the northerly 107 feet of Lot No. 65 on the Map of the north part of Noel's Subdivision of Watkins Grove, of record in Plat Book 547, page 156, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being part of the same property conveyed to Terry B. Holleman and James A. Terrell, tenants in common by Quitclaim deed from Terry B. Holleman and James A. Terrell, joint tenants with rights of survivorship of record in Instrument no. 20021008-0122481, Register's Office for Davidson County, Tennessee; and further being the same property conveyed in the Corrected General Warranty Deed of record in Instrument No. 20040305-0025758, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 3434 Amanda Ave., Nashville, Tennessee 37215.

The spouses of Terry B. Holleman and James A. Terrell hereby join in this conveyance to convey any of their right, title, and interest in the subject property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 1st day of March, 2004.

Terry B. Holleman

James A. Terrell

Debbi G. Holleman

Pam P. Terrell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry B. Holleman, James A. Terrell, Debbi G. Holleman and Pam P. Terrell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of March, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE