PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/04 08:23 2pgs
Fees:13.00 Taxes:1542.90

20040323-0032409

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $417,000.00

Affiant

Subscribed and sworn to me on March 22, 2004

NOTARY PUBLIC My commission expires 6/27/04

JOHN C. ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bedford Avenue Developers, a Tennessee General Partnership 2200 Abbott Martin Road Nashville, TN 37215	SAME	117-14-11

FOR AND IN CONSIDERATION 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, Thomas Jere Neal, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Bedford Avenue Developers, a Tennessee General Partnership hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, Block "C", on the map of Hillsboro Views Development Company's Subdivision, of record in Book 974, Pages 64 and 65, Register's Office for said County and described together as follows:

Beginning at a point in the western margin of Bedford Avenue, the common corner of Lots 2 and 3; thence along the southerly line of Lot No. 3, westerly 191 feet to the common westerly corner of Lots 1 and 3; thence along the west line of Lot 1, southerly 255.6 feet to the northerly margin of Abbott Martin Road; thence with the margin of the same easterly 149 feet to the beginning of a curve; thence around said curve, northeasterly (the plan does not show the length of said curve) to a point in the westerly margin of Bedford Avenue; thence with the margin of the same, northerly 150 feet to the beginning.

Being the same property conveyed to Thomas Jere Neal by quitclaim deed from Thomas Jere Neal, unmarried, Judith N. Kaplan, Tom J. Neal, Jrs., and Doss Wesley Neal, being all the heirs of Evelyn M. Neal, of record in Book 11481, Page 453, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and

2. All matters as shown on subdivision plat of record in Plat Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee;

3. Restrictions of record in Book 1181, Page 149, said Register's Office.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

5. Easement of record in Book 4064, page 178, Book 3678, page 496, and in Book 3398, page 398, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3913, page 992, said Register's Office.

7. Easement for the flow of the waters of the Sugartree Creek and the rights of the public therein.

This property is also known as improved property located at 3829 Bedford Avenue, Nashville, TN 37215

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land 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 and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on March 22, 2004.

Thomas Jere Neal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 22, 2004, before me personally appeared Thomas Jere Neal to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 22, 2004

NOTARY PUBLIC

My Commission Expires: 1/27/07