PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $97,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Krista Clark
Affiant

Sworn to and subscribed before me this 2ND day of April, 2004.

STEPHEN E. GRAUBERGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: [illegible]

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/05/04 14:06 4pgs
Fees:23.00 Taxes:359.83
20040405-0038233

ADDRESS NEW OWNER:
810 Hadley Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
SAME

Map: 44-15, Parcel: 26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LESLIE H. NEELY and DEBORAH S. NEELY, his wife, hereinafter the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto TRAVIS CLARK and KRISTA CLARK, his wife, hereinafter the GRANTEES, their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 810 Hadley Avenue, Old Hickory, Tennessee 37138.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTORS do further covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 2nd day of April, 2004.

GRANTOR:

Leslie H. Neely

Deborah S. Neely

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, LESLIE H. NEELY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of April, 2004.

Notary Public

STEPHEN E. GRAUBERGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MARCH 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, DEBORAH S. NEELY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of April, 2004.

Notary Public

STEPHEN E. GRAUBERGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MARCH 22, 2008

EXHIBIT A
Real Property Description

Land in the Fourth Civil District of Davidson County, Tennessee, being part of the 0.34 acre tract shown at the upper right hand corner of the survey recorded January 29, 1951, and in Book 1939, page 476, said Register's Office, such survey being a Resubdivision of Plan of Section "D" Village of Old Hickory, as of record in Book 1424, Page 65, said Register's office, described as follows:

Beginning at a concrete monument at the west end of the return at the northwest corner of the intersection of Hadley Avenue and Ninth Street, and running thence the following courses and distances: North 89 deg. 15 min. West 88.4 feet to an iron pin; thence North 0 deg. 50 min. East 70 feet to an iron pin; thence South 89 deg. 15 min. East 98.35 feet to an iron pin; thence South 0 deg. 47 min. West 60 feet to an iron pin; thence in a southwesterly direction along a curve having a radius of 10 feet, 15.7 feet to a concrete monument and the point of beginning, containing 0.16 acres, more or less.

Being the same property conveyed to Leslie H. Neely and Deborah S. Neely, husband and wife, by Warranty Deed from Inocentes A. Sator and his wife, Daisy P. Sator, of record in Book 10722, Page 272, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County taxes for the year 2004 and subsequent years. A lien, not yet due or payable.

2. All matters shown on plan of record in Book 1424, Page 65 and Book 1835, Page 110, and survey of record in Book 1939, Page 476, Register's Office for Davidson County, Tennessee.

3. Easements and restrictions contained in deed of record in Book 2044, Page 117, Register's Office for Davidson County, Tennessee.

4. Easements for rights-of-way of record in Book 626, Page 556, and Book 662, Page 743, Register's Office for Davidson County, Tennessee.