Davidson County DEEDWARR
Recvd: 07/09/04 08:09 2pgs
Fees:13.00 Taxes:283.05

20040709-0081609

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-LDP-04-0707

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy L. Neff	Union Planters Bank, NA	
707 Cleves St.	(NAME) 7130 Goodlett Farms Pkwy	044-15-0-057.00
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Cordova TN 38016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JABB ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDY L. NEFF AND WIFE, KASSANDRA J. NEFF, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Section "A", Village of Old Hickory, of record in Book 1424, page 68, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JABB Enterprises, LLC, a Tennessee Limited Liability Company by quitclaim deed from Judith Darrell Buckner, unmarried, dated July 15, 2002 and filed of record as Instrument No. 20020717-0086106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 707 Cleves St., Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 29th day of June, 2004.

JABB Enterprises, LLC, a Tennessee Limited Liability Company

BY: Lori C. Buckner by Hugh B. Ryan II poa

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared HENRY BRUCE BUCKNER V, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Lori C. Buckner, herself to be the Owner of JABB Enterprises, LLC and acknowledged that he/she executed the same as the free act and deed of the said Lori C. Buckner, Owner.

Witness my hand and official seal, this the 29th day of June, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067