Box 64

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,100.00.**

Affiant

Subscribed and sworn to before me this 9th day of July, 20 04

Notary Public
My Commission expires: 8/23/06
(Affix Seal)

Davidson County DEEDWARR
Recvd: 07/13/04 15:26 2pgs
Fees:13.00 Taxes:240.87
20040713-0083530

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kenneth P. Neil	SAME	052-01-0-049.00
5115 Prince Phillip Cove		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Francis C. Biggs**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kenneth P. Neil and Paula M. Neil, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 21 on the plan of Block "B" Crittenden Estates, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the southerly margin of Harris Street at the corner of Lots Nos. 21 and 22; thence with the line between said two lots southwardly 165 feet; thence eastwardly 50 feet to the westerly margin of Idlewild Avenue; thence with said Avenue northwardly 145 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northwesterly direction to the southerly margin of said Harris Street; thence with same, westwardly to the point of beginning.

Being the same property conveyed to J.F. Biggs and wife, Francis C. Biggs, by deed from E.E. Russell and wife, Margaret Russell, on June 30, 1955, of record in Book 2438, page 609, Register's Office for Davidson County, Tennessee. The said J.F. Biggs having since died on July 31, 2003 leaving said property to Francis C. Biggs by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 69, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1129, page 521; and Book 1194, page 653; and Book 1284, page 351, Register's Office for Davidson County, Tennessee.

This is improved property known as: **338 Harris Street, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

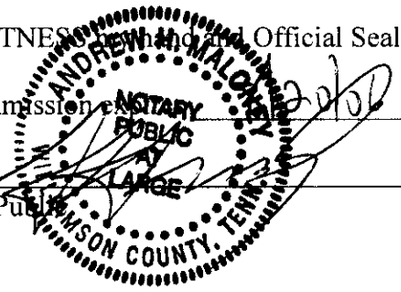
WITNESS our hands this July 9, 2004.

Francis C. Biggs
Francis C. Biggs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Francis C. Biggs** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 9, 2004



My commission expires 2-9-08

Notary Public