THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23698-12-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 6th day of December, 2004. Notary Public My Commission Expires: 1/29/05 CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 29, 2005

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gregory E. Neal, Kristen Weeks Neal 1015 Stonewall Drive Nashville, TN 37220	SunTrust Mortgage, Inc. P.O. Box 305110 Nashville, TN 37230-5110	Map No.131.16-0 Parcel No. 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Will T. Vance and wife, Carol Vance, and Richard D. Sweeney and wife, Janice B. Sweeney**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory E. Neal and wife, Kristen Weeks Neal** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1015 Stonewall Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of December, 2004.

Will T. Vance

Carol Vance

Richard D. Sweeney

Janice B. Sweeney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Will T. Vance and wife, Carol Vance and Richard D. Sweeney and wife, Janice B. Sweeney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/07/04 16:03 2pgs
Fees:13.00 Taxes:3700.00
20041207-0145986

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Map of Part of Overton Lea Estates Gateway Acres Second Addition as of record in Plat Book 1424, page 83, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Will T. Vance and wife, Carol Vance and Richard D. Sweeney and wife, Janice B. Sweeney by deed dated 2/5/04 from Harold Wallace Greer, as executor of the Estate of Lindsay Willing Johnson of record in Instrument No. 20040206-0014977, Register's Office for Davidson County, Tennessee and by quitclaim deed from Harold Wallace Greer, Judy King Eggleston, Jenny Lee Hall and and James Stanley Johnson dated 12/6/04 and recorded as Instrument No. 20041207-0145984.

This conveyance is made subject to:

1. All matters appearing on the Plan of record in Book 1424, page 83, Register's Office for Davidson County, Tennessee.