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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/28/05 08:56 2 pgs
Fees:13.00 Taxes:286.75

20050128-0010379

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $77,500.00

Janica L. London
Affiant

Subscribed and sworn to before me, this 24th day of January, 2005.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

03-0501-32444

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Janica L. London	1st Trust Bank For Savings	50-01-0-179
3212 Woodstock Drive	P.O. Box 17257	
Nashville TN 37207	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Adell Renee Shaw, now Neal, married, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Janica L. London, hereinafter called the Grantee, her successors and assigns, a 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. 67, on the Plan of Chesapeake Homes, Revision to Section Four, of record in Plat Book 6250, Page 932, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Adell Renee Shaw, now Neal, by deed from Nashville Area Habitat for Humanity Inc., a Tennessee non-profit Corporation, of record in Book 9855, Page 484, Register's Office for Davidson County, Tennessee.

Michael Neal, husband of Adell Renee Shaw Neal, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3212 Woodstock Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 24th day of January, 2005.

Adell Renee Shaw Neal

Michael Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adell Renee Shaw Neal, and husband, Michael Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of January, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05