WARRANTY DEED

Davidson County DEEDWARR
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Fees:13.00 Taxes:902.80

20050301-0022580

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 244,000.00

Gail H. Neely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin E. Neely (NAME)	New Owners (NAME)	118-09/177.00
111 Robin Springs Rd. (ADDRESS)	(ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Samuel Sublett and Joan Bell and Barbara Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin E. Neely and wife, Gail H. Neely

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 12 on the Map of Plan of Sutton Hill Section of Marengo Park, as of record in Book 974, page 67, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Claude Guinn, Jr. and wife Cora Lee by deed from Alberta S. Harmon of record in Book 4291, page 300, Register's Office for Davidson County, Tennessee.
Claude Guinn Jr. having predeceased Cora Lee and title having vested in Cora Lee as surviving tenant by the entirety. Cora Lee having died testate November 6, 2001, and the title having vested in Samuel Sublett, Joan Bell, and Barbara Williams by Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions and restrictions of record.

It is hereby understood & agreed that Joan Bell and Letta Joan Bell are one and the same person.

unimproved ( )
This is improved (X) property, known as 2912 Snowden Road, Nashville, TN 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand S. this 28th day of February 2005

Samuel Sublett

Barbara Williams

Letta Joan Bell By Barbara Williams Att'y In Fact
Joan Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Sublett and Barbara Williams

the bargainor s, 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 and official seal at Nashville, Tennessee, this 28th day of February 2005.

Commission expires January 26, 2008

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

State of Tennessee
County of _____

Before me, a Notary Public of said State and County aforesaid personally appeared Barbara Williams, 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 Joan Bell, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Joan Bell.

Witness my hand and seal at office this 28th day of February, 2005.

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: January 26, 2008

Notary Public