#1

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/28/05 15:17 2 pgs
Fees:13.00 Taxes:277.50

20050428-0047555

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $75,000.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2005

Notary Public
My Commission expires: 8-14-05
(Affix Seal)

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

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:
Robert A. Neeley	AmSouth Bank	081-08-0-301.00
1824 4th Avenue North	2050 Parkway, Office Circle	
Nashville, TN 37208	Birmingham, AL 35244	

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, **Mid Ohio Securities Corp. Cust., f/b/o Anne Trudel, IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert A. Neeley and Dicie Neeley Henderson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 12 1/2 feet of Lot No. 56 and the southerly 19 1/2 feet of Lot No. 57 on the plan of D.T. McGavock's 2nd Addition, of record in Book 21, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots Nos. 56 and 57 front together 32 feet on the easterly side of 4th Avenue, North, and run back between parallel lines 161 feet to an alley.

Being the same property conveyed to Mid Ohio Securities Corp. Cust., f/b/o Anne Trudel, IRA, by deed from Jon Stark, unmarried, on August 6, 2002, of record in Instrument Number 20020807-0095059, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 64, Register's Office Davidson County, Tennessee.

This is improved property known as: **1824 4th Avenue North, Nashville, TN 37208**

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 25th day of April, 2005.

Mid-Ohio Securities Corp. Cust., f/b/o Anne Trudel, IRA

By

LEONARD J. GIBEL
SECRETARY

No corporate seal required in the
STATE of OHIO - Section 1/C1.13(B)
Ohio Revised Code effective 9.24.63.

#1

STATE OF OHIO

COUNTY OF LORAIN

On this 25th day of April, 2005 before me, appeared Leonard J. Gibel, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Secretary of Mid Ohio Securities Corp., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Leonard J. Gibel, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Monica A. Wilson

NOTARY PUBLIC

My Commission Expires:

10-24-09

NOTARIAL SEAL STATE OF OHIO

MONICA A. WILSON
Notary Public
In and for the State of Ohio
My Commission Expires
Oct. 24, 2009