(3) mail to:

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Davidson County DEEDWARR
Recvd: 09/28/05 10:02 3 pgs
Fees:18.00 Taxes:567.04

20050928-0116301

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Steven Neely
616 Shelby Ave.
Nashville, TN 37206

SEND TAX BILLS:
Same

MAP 93-4-46

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAMS-MUNDAY PROPERTIES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **STEVEN NEELY, AN UNMARRIED PERSON,** the following described property to wit:

Being Lot No. 153 in Williams Addition to Edgefield (now East Nashville) of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 175 feet to a 20 foot alley.

BEING the same property conveyed to **Jonathan K. Williams, married and John F. Williams, married**, by deed from **John G. Colley, unmarried and Josephine Lynn Colley Brandau, now known as Josephine Lynn Colley, unmarried**, of record in Instrument No. 200506240072977, Register's Office for Davidson County, Tennessee.

Taxes for 2005 are to be prorated and paid by Grantee named herein.

This is improved property known as:
616 Shelby Avenue
Nashville, TN 37206

Said conveyance is made subject plan of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee, and subject to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and/or assigns forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, that it has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further

covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on This the 6th day of September, 2005.

WILLIAMS-MUNDAY PROPERTIES, L.L.C.

BY: _____
JOHN F. WILLIAMS, CHIEF MANAGER AND MEMBER

BY: _____
JONATHAN K. WILLIAMS, MEMBER

BY: _____
DWIGHT ERIK MUNDAY, MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared **JOHN F. WILLIAMS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager and Member of **WILLIAMS-MUNDAY PROPERTIES, L.L.C.**, with within named bargainer, an Alabama Limited Liability Company, and that he as such Chief Manager and Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager and Member.

Witness my hand and seal at office on this the 6 day of September, 2005.

_____
NOTARY PUBLIC

(SEAL)
My Commission Expires:
06/12/2006

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the State and County aforesaid, personally appeared **JONATHAN K. WILLIAMS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **WILLIAMS-MUNDAY PROPERTIES, L.L.C.**, with within named bargainer, an Alabama Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal at office on this the 23rd day of September, 2005.

_____
NOTARY PUBLIC

CHRISTY M. SEGO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(SEAL)
My Commission Expires:
5/10/2008.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the State and County aforesaid, personally appeared **DWIGHT ERIK MUNDAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **WILLIAMS-MUNDAY PROPERTIES, L.L.C.,** with within named bargainer, an Alabama Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal at office on this the 23rd day of September, 2005.

Christy M. Sego
NOTARY PUBLIC

(SEAL)
My Commission Expires:
5/10/2008.

CHRISTY M. SEGO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $153,253.00.

Dwight D Munday
AFFIANT

Subscribed and sworn to before me this the 23rd day of September, 2005.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
6/14/08.

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WPDOCS/REALESTATE/WD/WILLIAMS-MUNDAY TO NEELY