B-4894

WARRANTY DEED

Return to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
B 4894

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/16/08
(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Horace Craig Neel	Countrywide Home Loans, Inc.	Map 084
2619 Airpark Drive	P.O. Box 961206	Group 01-0
Nashville, TN 37206	Fort Worth, TX 76161	Parcel 067.00

FOR AND IN 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

Frank Rains, Devisee and Clarence W. Tant, Executor and Devisee of the Estate of Florence Markley Tant

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Horace Craig Neel

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:

Being Lot No. 40 on the Map of Dugger Heights, Section III, as of record in Book 1835, Page 54, Register's Office for said County.

Said Lot No. 40 fronts 95 feet on the easterly side of Airpark Drive and extends back 238.9 feet on the northwesterly line and 242 feet on the southeasterly line, to a dead line on which it measures 71 feet.

Being the same property conveyed to Florence Markley Tant, a widow, by Warranty Deed dated August 27, 1970, from Travis D. Flatt and wife, Dorothy Lynn Flatt, of record in Book 4441, page 994, said Register's Office. The Grantors herein execute this instrument as Devisees and Co-Executors of the Estate of Florence Markley Tant pursuant to the authority granted by the Will of the decedent. Said Will of Florence Markley Tant was admitted to probate in the Probate Court of Davidson County, Tennessee, Probate #P-04-33.

This conveyance is subject to (1) 2006 taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 1835, page 54, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2619 Airpark Drive, Nashville, TN 37206

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.

Davidson County DEEDWARR
Recvd: 02/02/06 14:18 2 pgs
Fees:13.00 Taxes:314.50
20060202-0013190

Witness our hands this 30th day of January, 2006.

ESTATE OF FLORENCE MARKLEY TANT

By: _____
Frank Rains, Devisee

By: _____
Clarence W. Tant, Devisee

By: _____
Clarence W. Tant, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Frank Rains and Clarence W. Tant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Devisees of the Estate of Florence Markley Tant, and that they as such Devisee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing their names, Frank Rains and Clarence W. Tant, as such Devisees.

Witness my hand and official seal this 30th day of August, 2006.

My Commission Expires: 1/24/09

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Clarence W. Tant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of the Estate of Florence Markley Tant, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name (Clarence W. Tant) as such Executor.

Witness my hand and official seal this 30th day of August, 2006.

My Commission Expires: 1/24/09

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PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.