WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 14:24 2 pgs
Fees:13.00 Taxes:37.00

20060323-0033494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2006

Notary Public

MY COMMISSION EXPIRES: . 9-20-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Leo Elton DeMoss, Jr.	SAME AS	91-6
(NAME)	NEW owner	280
7221 Indian Creek rd.		
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

WAYNE NEELEY, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEO ELTON DEMOSS, JR., a single person

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. 1418 of Block No. 201 on the Plan of Map Showing Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 1418 fronts 25 feet on the southerly side of Tennessee Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wayne Neeley, single by Warranty Deed dated 8/1/1988 from the Heirs of Roy Wallace Hightower of record in Book 7617, page 21, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved x ☐

This is improved property, known as 5507 Tennessee Avenue, Nashville, TN 37209
(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 hands this 21st day of MARCH 2006.

WAYNE NEELEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 21ST day of MARCH 2006, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WAYNE NEELEY, unmarried, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March 2006.Commission expires: 9-20-08

Notary Public

