Box 8

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #06-1141

Davidson County DEEDWARR
Recvd: 04/20/06 10:51 2 pgs
Fees:13.00 Taxes:2208.90
20060420-0045354

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Julie A. Boswell and Kevin B.Campbell, as tenants in common, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Roy M. Neel and wife, Regina M. Clad, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson, Tennessee, being the southerly one-half of Lot No. 149 on the Map of the north part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 149 fronts 100 feet on the westerly side of Hopkins Street and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyd to Julie A. Boswell and Kevin B. Campbell, as tenants in common, by deed from Julie A. Boswell dated November 26, 2002 of record in Instrument No. 20021203-0148888, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Julie A Boswell, a married person, by deed from Elizabeth B. Crook, a married person in Instrument No. 20011005-0108654 Register's Office for Davidson County.

This conveyance is subject to: Taxes for 2006, and subsequent years; All matters shown on the Plan of record in Book 547, Page 156, said Register's Office; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4096, Page 749, said Register's Office.

This is improved property, known as: 3413 Hopkins Street, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of April, 2006

Julie A Boswell
Julie A. Boswell

Kevin B. Campbell
Kevin B.Campbell

State of Tennessee )
County of Davidson )

On this 17th day of April, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Julie A. Boswell and Kevin B.Campbell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 597,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of April, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Roy M. Neel
3413 Hopkins Street
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
C+: Mortgage, INC G.J.
1000 Technology DR.
O'Fallon, MO. 63368

TAX MAP-PARCEL #:
117-07-0 104.00