Davidson County DEEDWARR
Recvd: 05/22/06 09:55 2 pgs
Fees:13.00 Taxes:310.80

20060522-0059584

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543
154065H

WARRANTY DEED

ET-06-0234

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Theola Thompson	(NAME)	
3187 Trails End Lane	Same as new owner	108 080D 00500-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES M. NEAL AND WIFE, MICAH H. NEAL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THEOLA THOMPSON, UNMARRIED
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Unit Number 5, Building No. 79, in a Horizontal Property Regime, as shown on the condominium site plan of Quail Valley, Section 2, Phase IV, of record in Plat Book 5810, pages 69-70, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James M. Neal, unmarried, by Deed from Charlene E. Chilcutt Power and husband, Robert Rice Power, Jr., executed on August 11, 1999, of record in Book 11625, page 29, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley Condominiums, Section 2, Phase IV of record in Plat Book 5810, pages 69-70, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 5810, Pages 69-70, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

Micah H. Neal, spouse, joins in this conveyance to relinquish any and all rights she may have in and to said property by virtue of marriage to James M. Neal.

unimproved ( )
This is improved (X) property, known as 3187 Trails End Lane, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 17th day of May, 2006.

James M. Neal

Micah H. Neal

STATE OF Tennessee

COUNTY OF Davidson

On this the , before me personally appeared James M. Neal and wife, Micah H. Neal to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 09-16-07

(SEAL)

RETURN TO:
Executive Title LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520