Prepared: First American Relocation Advantage
2400 Dallas Parkway, Suite 460
Plano, TX 75093

Mail to: Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

WARRANTY DEED

THIS INDENTURE made this 29th day of June , 20 06 , between RAC Closing Services LLC, a Delaware limited liability company , of Collin County, State of Texas, First Parties, and JAMES RYAN NEELLEY, an unmarried man

of County, State of , Second Parties.

WITNESSETH: That said First Parties for and in consideration of the sum of ONE DOLLAR CASH AND OTHER GOOD AND VALUABLE CONSIDERATION to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Described in Exhibit "A" attached hereto and made a part hereof

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to applicable restrictions, set back lines and any existing easements.

The preparer of this deed makes no representation as to the status of the title of the property described therein.

with the hereditaments and appurtenances thereto appertaining hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

Davidson County DEEDWARR
Recvd: 07/05/06 14:03 4 pgs
Fees:23.00 Taxes:708.55



20060705-0080262

And said First parties, for themselves and for their heirs, executors and administrators, do hereby covenant with the Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances except taxes

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals this 23rd day of June , 20 06 .

Nancy Farr

RAC Closing Services LLC, a Delaware limited liability company

STATE OF Texas }

COUNTY OF Collin }

Personally appeared before me the undersigned Notary Public in and for said County and State, Nancy Farr, Authorized Employee, the within named bargainor with whom I am personally aquatinted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of June , 2006 .

Chris Blair

Notary Public

My Commission Expires: 8/23/2006

CHRIS BLAIR
MY COMMISSION EXPIRES
AUGUST 23, 2006

RESPONSIBLE TAXPAYER: James Ryan Neelley
SAME AS NEW OWNER 367 Blackman Rd.
Nashville, TN 37211

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 191,500.00 .

Affiant

Sworn to and subscribed before me this 29th day of June , 2006 .

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 511 on the Plan of Crieve Hall Estates, Section Six, of record in Plat Book 2331, page 1, Register's Office for said County.

Said Lot No. 511 fronts 100 feet on the southerly margin of Blackman Road and extends back 158 feet on the easterly line and 150 feet on the westerly line to a broken line in the rear, measuring 140.6 feet thereon.

BEING the same property conveyed to RAC Closing Services, LLC, a Delaware Limited Liability Company, by deed from Jake M. Shelton, filed for record in Instrument No. 20060705-0080261, said Register's Office.