Return to:
Bridgehouse Title LLC
1102 W. Northfield Ste 500
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 10/04/06 13:55 3 pgs
Fees:18.00 Taxes:370.00

20061004-0123201

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of September, 2006, by and between STEVEN DANIEL NEELY, UNMARRIED, hereinafter called Grantor, and TONITA MCADOO, A SINGLE WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, STEVEN DANIEL NEELY, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TONITA MCADOO, A SINGLE WOMAN, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1617 WYNNHAVEN COURT, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor's duly authorized official on the day and year first above written.

SELLER:

Steven Daniel Neely

STEVEN DANIEL NEELY
Signature of Seller

Signature of Seller

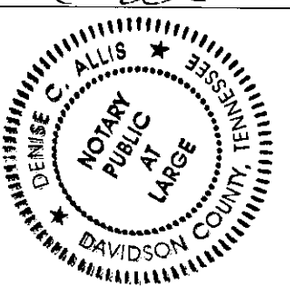
INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, STEVEN DANIEL NEELY, UNMARRIED, the within named bargainor, with whom I am personally acquainted (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, at Madison, TN, **this** 27 **day of September, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



Name and Address of Property Owner:

TONITA MCADOO

1617 WYNNHAVEN COURT
MADISON, TN 37115

Property Address:

1617 WYNNHAVEN COURT, MADISON, TN 37115
Person Responsible for Taxes:

Tonita McAdoo

1617 Wynnhaven Court

Madison, TN 37115

Map & Parcel #: MAP 52-8A, PARCEL 166

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

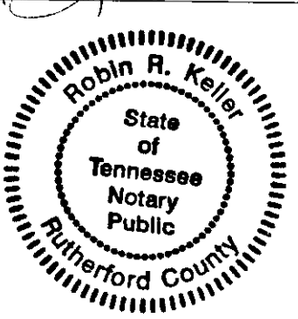
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$100000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Tonita McAdoo
Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of **September, 2006.**

Robin R. Keller
Notary Public

My Commission Expires: 11/24/08



RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-7897

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Heron Walk, Phase 1, Section two, of record in Plat Book 9700, Page 386, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to STEVEN DANIEL NEELY, by Warranty Deed from Allen Earps and wife, Betty F. Earps, of record in Book 10586, Page 12, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 52-8A, PARCEL 166).

2. All matters as set forth on the Plan of record in Plat Book 9700, P386, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictions of record in Book 10095, Page 464, Register's Office for DAVIDSON County, Tennessee.