Davidson County DEEDWARR
Recvd: 10/12/06 10:48 2 pgs
Fees:13.00 Taxes:453.25

20061012-0126840

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECORD AND RETURN TO:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, Tennessee 37067

WARRANTY DEED

CHRIS GRAZER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC

My commission expires: 7/24/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 1800 Galleria Blvd., Suite #1390, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SEAN NEAL et ux 1420 Sixpence Place Madison, Tennessee 37115	Same as new owner	MAP 42-07 GROUP A PARCEL 123.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100 ($122,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KENNETH W. PHELPS, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **SEAN NEAL and wife, CAROL NEAL,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 446 on the Subdivision Plan of heritage Square, Phase Four of record in Plat Book 6250, page 178, Register's Office for said County and State, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth W. Phelps by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., of record in 200003240030034, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 6250, page 178; to restrictive covenants of record in Book 6407, page 59, to a 50 foot easement to Tennessee Natural Gas Lines, Inc., of record in Book 2493, page 166, to an Easement to the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3573, page 343, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1420 Sixpence Place, Madison, Tennessee 37115.

RECORDERS MEMO
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TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 28th day of September, 2006.

KENNETH W. PHELPS

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, a Notary Public, Kenneth W. Phelps, 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 and seal, this the 28th day of September, 2006.

Notary Public

My commission expires: _____

SHARON E. GAY
Notary Public, State of Florida
My comm. expires Mar. 20, 2007
Comm. No. DD186143