STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

Subscribed and sworn to before me, this 17th day of October, 2006.

Affiant

My Commission Expires: 9-19-09

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/18/06 13:42 2 pgs
Fees:13.00 Taxes:101.75
20061018-0129434

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
GRADY D. McNEAL, SR. and wife, AMY V. McNEAL\ 214 BERRY STREET NASHVILLE, TN 37207 MAP & PARCEL NO. 082-07-0/252.00	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NORTH FORK PROPERTIES, INC.,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

GRADY D. McNEAL and wife, AMY V. McNEAL,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Situated in Davidson County, Tennessee and being the westerly 33 1/3 feet of Lot No. 126 on the Plan of the unrecorded portion of John W. Bryan's Addition to Edgefield, now East Nashville, Described as follows:

Beginning at a point on the southerly margin of Berry Street 450 feet from the southwest intersection of said Street and Meridian Street (erroneously referred to as Maeidian Street in the Deed of Trust recorded as Instrument No. 20001108-0110953 in the Davidson County Register's Office), being the northeast corner of the property conveyed to R. J. Conner, Jr. by deed from James W. Sullivan, et al, of record in Book 2540, page 95, Register's Office of said County; thence with said Conner's easterly boundary liine, being Lot No. 127 on said plan, southerly 165 feet to an alley; thence with same easterly 33-1/3 feet to the southwest corner of the property conveyed to Ethel L. Sullivan by Deed of record in Book 1560, page 537, and Book 3128, page 68, said Register's Office; thence with said Sullivan's westerly boundary line northly 165 feet to the southerly margin of said Berry Street; thence with same westerly 33-1/3 feet to the beginning.

Being the same property conveyed to North Fork Properties, Inc. by Special Warranty Deed from Washington Mutual Finance Group, LLC, dated November 18, 2004, and filed of record on March 14, 2005, in Instrument No. 20050314-0027716, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2006, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); AND (B) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 214 BERRY STREET, NASHVILLE, TN 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 GRANTEES, 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 HAND THIS 17TH DAY OF OCTOBER, 2006.

NORTH FORK PROPERTIES, INC.

by: _____
its: STEVE McCLANAHAN
SEC / TREA.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared STEVE McCLANAHAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the SECRETARY / TREASURER of North Fork Properties, Inc., the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 17th day of October, 2006.

My Commission Expires: 9-19-09

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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WARRANTY DEED

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RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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