Davidson County DEEDWARR
Recvd: 03/21/07 11:27 2 pgs
Fees:13.00 Taxes:832.50

20070321-0034251

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Melissa Woodward
Affiant

Subscribed and sworn to before me, this 16th DAY OF March, 2007.

Notary Public

LISA M. VASKE NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-SC-07-915

THIS INSTRUMENT WAS PREPARED BY
Ruby Tuesday Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. McMahon	Fifth Third Bank	
915 Old Dickerson Road	(NAME) 210 E. Main St	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Franklin, TN 37064	25-15-44
(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 JOSEPH TODD NEAL AND MELINDA W. NEAL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL T. MCMAHON AND WIFE, SUE-ADELE BOSTON MCMAHON, 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 Lot 7, FINAL PLAT, WALL SUBDIVISION, AMENDMENT OF RESUBDIVISION OF LOTS 6 AND 7, SOLITUDE ACRES, PART ONE, SECTION ONE (PLAT BOOK 11190, PAGE 78), as shown on plat of record in Instrument No. 20061018-0129327, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Todd Neal and wife, Melinda W. Neal by Quitclaim Deed from Donald E. Wall and wife, Margaret A. Wall, recorded on the 22nd day of February, 2007 in Instrument No. 20070222-0022390, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat of record in Instrument No. 20061018-0129327; Restrictive Covenants of record in Book 9860, Page 504; Easement for Sanitary Sewer in Book 7695, Page 653 and Book 7695, Page 656 and Easement for Ingress/Egress in Book 9860, Page 504, Register's Office for Davisdon County, Tennessee.

unimproved ( )
This is improved (X) property, known as 915 Old Dickerson Road, Goodlettsville, Tennessee 37072
(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 16th day of March, 2007.

Joseph Todd Neal

Joseph Todd Neal

Melinda W. Neal

Melinda W. Neal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Todd Neal and Melinda W. Neal, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of March, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903