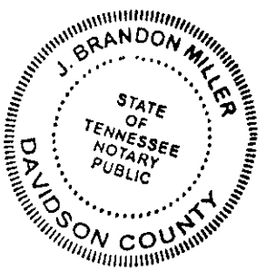
Davidson County DEEDWARR
Recvd: 07/06/07 10:21 2 pgs
Fees:13.00 Taxes:360.75
20070706-0080633

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $97,500.00

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2007.

Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Keith Dyer	Keith Dyer	Map: 70-01
5340 Stewarts Ferry Pike	5340 Stewarts Ferry Pike	Parcel: 53
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELWOOD NEAL, AN UNMARRIED MAN, AND MARY LOUISE HALEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH DYER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Treppard Heights Subdivision, Section 4 of record in Plat Book 2854, Page 16, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Louise Haley, unmarried, by deed from Henry L. Davis and wife, Magnolia Davis of record in Book 5191, Page 188, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Louise Haley, unmarried, and Elwood Neal, unmarried by deed from Mary Louise Haley, unmarried, of record in Instrument Number 20040625-0075940, Register's Office for Davidson County, Tennessee.

This is improved property known as 3223 West Hamilton Avenue, Nashville, TN, 37218

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3223 West Hamilton Avenue, Nashville, TN 37218.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2007.

Elwood Neal

Mary Louise Haley signed by Elwood Neal, her attorney-in-fact

ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elwood Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2007.

J. Brandon Miller

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE)
) ACKNOWLEDGEMENT FOR
) SIGNATURE MADE BY
COUNTY OF DAVIDSON) ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elwood Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Mary Louise Haley, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this 29th day of June, 2007.

J. Brandon Miller

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY