THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 284000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2007

Notary Public

MY COMMISSION EXPIRES: 2-23-09

(AFFIX SEAL)

MELISSA BROWN NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMM. EXP. 2-23-09

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Welch	SAME	MAP 172050B
5832 Sterling Oaks Drive		PARCEL 08600CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Willard G. Neve, a married person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Welch, an unmarried person**

HEREINAFTER CALLED THE GRANTEES, 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. 18 on the Plan of Sterling Oaks, Phase Two of record in Plat book 11190 page 141, Registers office for Davidson county, Tennessee.

Being the same property conveyed to Willard G. Neve by deed from Mary Carol Shaw and Douglas D. Woodlee, dated April 25, 2003, of record in Instrument No. 20031031-0160207, Registers office for Davidson county, Tennessee.

This conveyance is subject to the following: (1) 2006 Davidson County taxes paid in the amount of $2696.76 (Map 172050B parcel 08600CO) 2007 Davidson County taxes – a lien, not yet due and payable. (2) Subject to all matters shown on the Plan of record in Plat Book 11190 page 141, said Registers Office. (3) The Declaration of Covenants, Conditions and Restrictions of record in Book 10951 page 540, 547; Book 11514 page 959, said Registers Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, condition, or restriction. Subject to rights of others in and to the common elements and/or areas. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Declaration of Covenants, Conditions and Restrictions as set forth above.

Andrea C. Neve hereby joins in this conveyance for any martial interest she may have.

This is () UNIMPROVED
() IMPROVED property known as **5832 Sterling Oaks Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 _____ hand( ) this the 14th day of August, 2007.

Davidson County DEEDWARR
Recvd: 08/17/07 10:03 3 pgs
Fees:18.00 Taxes:1050.80
20070817-0098431

Willard G Neve, Jr. by Kim Davis, Atty-in-fact
Willard G. Neve, by Kim Davis, his Attorney-in-Fact

Andrea C. Neve, by Kim Davis, Atty-in-fact
Andrea C. Neve, by Kim Davis, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of August, 2007.

My Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kim Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Andrea C. Neve** and **Willard G. Neve** as Their Attorney in Fact, as the free act and deed of the within named **Andrea C. Neve** and **Willard G. Neve**.

Witness my hand and official seal this the 14th day of August, 2007.

My Commission expires May 24, 2008 _____
Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

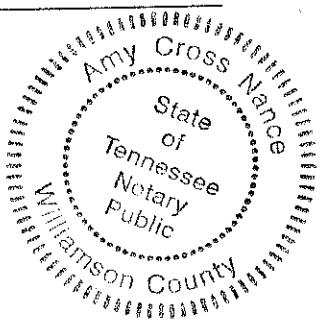
Rosemary P Smithson
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature



MY COMMISSON EXPIRES: 3/29/11.