Record & Return to

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

07-0257

Our File Number: 28948T

MAP/GROUP/PARCEL: 026-05-0/015.00

NEW OWNER'S NAME AND ADDRESS:
BRENDA NEELY
6549 LicKton PiKe
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/04/07 10:40 2 pgs
Fees:13.00 Taxes:488.40
20070904-0105664

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

MATTHEW C. HALL and AMY HALL, HUSBAND AND WIFE, hereinafter called Gr.
Grantors, does hereby transfer and convey unto, **BRENDA NEELY, A SINGLE WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on block D, on the plan of Roscoe Place, of record in Book 843, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No.13 Fronts 50 feet on the westerly side of Hudson Avenue and runs back between parallel lines 150 feet to a dead line.

The subject property is improved property known as 205 EAST AVENUE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20040713-0082978, and Instrument Number 20060829-0106495, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MATTHEW C. HALL

AMY HALL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **MATTHEW C. HALL and AMY HALL,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 28th day of August, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: **My commission expires on June 21, 2011**

STACY N. RING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $132,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of August, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/21/2011

STACY COAKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE