Davidson County DEEDWARR
Recvd: 12/04/07 13:53 2 pgs
Fees:13.00 Taxes:573.50

20071204-0140389

WARRANTY DEED

JOHN C. EVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-MRI-07-141

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie H. Neely	New Owner (NAME)	
141 Una Recreation Road	Leslie H. Neely	
(ADDRESS)	(ADDRESS) 412 Andrew Jackson Pky	
Nashville, TN 37217	Hermitage, TN 37076	135-274.00
(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 CHARLES R. COVINGTON AND WIFE, BOBBIE J. COVINGTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE H. NEELY AND WIFE, DEBORAH S. NEELY, 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 DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL, DATED SEPTEMBER 8, 1972 AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF UNA RECREATION ROAD (FORMERLY PRIVATE ROAD) SAID POINT 458 FEET FROM THE INTERSECTION OF NORTH SMITH SPRINGS ROAD; THENCE WESTERLY 163 FEET TO A POINT; THENCE NORTHERLY 277 FEET TO A POINT; THENCE EASTERLY 190 FEET TO A POINT IN UNA RECREATION ROAD'S WESTERLY LINE; THENCE WITH THE MARGIN OF SAID ROAD, SOUTHERLY 291.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM BILLY CLAY MORRIS AND WIFE, JACKIE JOAN MORRIS TO CHARLES R. COVINGTON AND WIFE, BOBBIE J. COVINGTON AS RECORDED ON THE 12TH DAY OF SEPTEMBER, 1972 IN BOOK 4636, PAGE 871 AND QUITCLAIM DEED FROM DALE C. FINNEY AND WIFE, BEULAH MAI FINNEY TO CHARLES R. COVINGTON AND WIFE, BOBBIE J. COVINGTON AS RECORDED ON THE 19TH DAY OF APRIL, 1989 IN BOOK 7820, PAGE 114, 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.

unimproved ( )
This is improved (X) property, known as 141 Una Recreation Road, Nashville, Tennessee 37217
(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 30th day of November, 2007.

Charles R. Covington

Charles R. Covington

Bobbie J. Covington

Bobbie J. Covington

STATE OF Tennessee
COUNTY OF Davidson

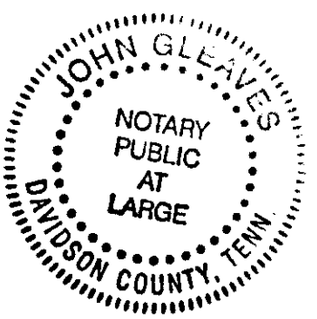
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Covington and Bobbie J. Covington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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