Davidson County DEEDWARR
Recvd: 03/10/08 09:00 2 pg:
Fees:13.00 Taxes:247.90

20080310-0023637

WARRANTY DEED

P-08-1502&604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2008.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/21/2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Neumaier	Community First Bank & Trust	
1502 Electric Avenue (ADDRESS)	501 S. James M. Campbell Blvd (ADDRESS)	094-01-0-460.00 (1502)
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Columbia, TN 38401 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERICK MURRAY, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES P. NEUMAIER AND WIFE, HOLLY P. NEUMAIER, hereinafter called the Grantees, 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 No. 65 on the Plan of Shelby Village No. Two (2) of record in Plat Book 1835, Page 48, in the 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 Erick Murray by Warranty Deed from Minlar Properties, LLC of record in Instrument No. 20051005-0119979, in the Register's Office for Davidson County, Tennessee, dated September 30, 2005.

Real property is known as 1502 Electric Avenue, Nashville, TN 37206

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Said Property is investment and has never been the principle residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 1502 Electric Avenue, Nashville, Tennessee 37206
(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 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 my/our hand(s) this 29th day of February, 2008.

Erick Murray

Christina Murray

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 Erick Murray and Christina Murray the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2008.

Notary Public

My Commission Expires: 2/5/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800