Davidson County DEEDWARR
Recvd: 07/08/08 10:11 2 pg
Fees:13.00 Taxes:536.50

20080708-0070064

WARRANTY DEED

P-AC-08-4342

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $147,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2008

Notary Public

MY COMMISSION EXPIRES 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Welcome Mat, LLC	Welcome Mat, LLC	
4342 Enchanted Circle (ADDRESS)	4342 Enchanted Circle (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	069-02-041.00

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 ESTATE OF JOE LOUIS NEAL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WELCOME MAT, LLC, 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 Lot No. 79 on the Plan of Enchanted Hills, Section 2, of record in Plat Book 3700, page 27, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Vera Neal Dickens and husband, Charles A. Dickens by deed from Countee Robert Williams, a widower (reserved a life estate) of record in Book 5130, Page 904 on 04/02/1977 and filed for record on 04/04/1977, Register's Office for said County. The said Countee Robert Williams having since died The said Charles A. Dickens having since died leaving Vera Neal Dickens as surviving tenant by the entirety. Being the same property conveyed to Joe Louis Neal by deed from Vera Neal Dickens (reserved a life estate) and Richard Manson, Trustee of record in Instrument 200307170100500 on 07/10/2003 and filed for record on 07/17/2003, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4342 Enchanted Circle, Nashville, Tennessee 37218
(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 May, 2008.

Estate of Joe Louis Neal

BY:Tamara Neal Lott, Executrix

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of May, 2008, before me personally appeared Tamara Neal Lott, Executrix of the Estate of Joe Louis Neal, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 30th day of May, 2008

Notary Public

My Commission Expires

(SEAL)

PHILIP G SARKISSIAN
Notary Public - Michigan
Macomb County
My Commission Expires Apr 30, 2011
Acting In the County of _____

June 16, 2008

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone (615)599-9959