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Davidson County DEEDWARR
Recvd: 07/25/08 16:23 3 pg
Fees:18.00 Taxes:1498.50

20080725-0076484

Bot 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of July, 2008.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Brian C. Neal and Anna M. Warnock 1807 Fatherland Street Nashville, TN 37206	Pinnacle National Bank 211 Commerce Street Suite 300 Nashville, TN 37075	083-14-0-01500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANN E. SNEAD AND HUSBAND, KEVIN SNEAD**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BRIAN C. NEAL AND ANNA M. WARNOCK, BOTH UNMARRIED**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 of Block "B" on the map of the Priest Home Place, as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee, described as follows.

Said Lot No. 39 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ann E. Snead and husband, Kevin Snead by Warranty Deed dated December 10, 2007, from Victor Hope Capital, LLC, a Tennessee limited liability company, of record as Instrument No. 20071213-0143406, Register's Office for Davidson County, Tennessee, the said Victor Hope Capital, LLL taking title by deed recorded March 29, 2006 at Instrument No. 20060329-0035591, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 taxes, a lien due and payable but not yet delinquent, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1807 Fatherland Street Nashville,TN 37206.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of July, 2008.

Ann E. Snead

Kevin Snead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN E. SNEAD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of July, 2008

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN SNEAD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of July, 2008

Notary Public

My Commission Expires: _____

