Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Steven Neely 811B Sylvan St Nashville TN 37206	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $163,700.00

Map & Parcel No.
93-4-A-2 CO

Affiant
Subscribed and sworn to before me on this 29th day of January, 2009.

Notary Public

My Commission Expires:_____

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

Davidson County DEEDWARR
Recvd: 01/30/09 11:01 2 pgs
Fees:13.00 Taxes:605.69
20090130-0008087

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, James C Woodard II and Charles F Caudell, III, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Steven D. Neely and Ashley A. Neely, husband and wife (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson, Tennessee, being described as follows:

Being Lot No.261 on the Plan of Williams Edition Edgefield, as of record in Plat Book 21, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James C Woodard II and Charles F Caudell III by deed from The Bank of Nashville, dated 12/18/2008, of record as Instrument No 200812230122356, said Register's Office.

This property is known as 811B Sylvan St Nashville, TN 37206

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 811B Sylvan St, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 29th day of January, 2009.

James C Woodard II

Charles F Caudell, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, James C Woodard II and Charles F Caudell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of January, 2009.

Notary Public

My Commission Expires: 7/25/09

Davidson County Tennessee Notary Public State of Dellana Lowhorn