Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RECORD & RETURN TO:
VICTORY TITLE & ESCROW
695 President Place, Suite 203
Smyrna, TN 37167
File # VT090200109

39-B
File #09-1033

Davidson County DEEDWARR
Recvd: 03/03/09 10:29 2 pgs
Fees:13.00 Taxes:538.35
20090303-0018628

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Regg Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joyce E. Neal, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 224, Summerfield, Village Two as shown by plat of record in Instrument No. 20000929-0096421, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Regg Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Andrew W. Regg, IV, unmarried, of record in Instrument No. 20081031-0108818, Register's Office for Davidson County, Tennessee.

Furthermore, being the same property conveyed to Andrew W. Regg, IV by deed from Patrick A. Taggart, as Substitute Trustee of record in Instrument No. 20081029-0108115, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2408 Leafhollow Path, Antioch TN, 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27 day of February, 2009.

Regg Properties, LLC

Andrew W. Regg IV

BY: Andrew W. Regg, IV, sole member

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, Andrew W. Regg, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the sole member of the within named Regg Properties, LLC, and that he executed the within instrument as the sole member of Regg Properties, LLC for the purposes therein.

Witness my hand at office this the 27 day of February, 2009.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145,500.00.

Affiant

Sworn and subscribed before me on this the 27th day of February, 2009.

Notary Public

My Commission Expires: 8/18/12

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NEW OWNER:
Joyce E. Neal
2408 Leafhollow Path
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
Magna Bank
PO Box 17257
Memphis TN 38187

TAX MAP-PARCEL #:
164-10-A-76CO