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

39-B
File #09-1122

BILL GARRETT, Davidson County
Trans:T20090050051 DEEDWARR
Recvd: 07/24/09 10:06 2 pgs
Fees:13.00 Taxes:492.84
20090724-0069571

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 **Chad Hughes and Emily Hughes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina Rose 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. 53 on the Plan of Phase II, Section IV, A, Villages of Larchwood or record in Instrument No. 20000928-0096098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Chad Hughes and Emily Hughes by deed from J.P.Morgan Chase Bank, as Trustee dated March 27, 2006 of record as Instrument No. 20060413-0042609, Register's Office for Davidson County, Tennessee.

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: 1160 Fitzpatrick Road, Nashville TN, 37214.

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 22nd day of July, 2009.

Chad Hughes

Emily Hughes

State of Tennessee)
County of Davidson)

On this 22nd day of July, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Chad Hughes and Emily Hughes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-2012

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 133,200.00.

Affiant

Sworn and subscribed before me on this the 22nd day of July, 2009.

Notary Public

My Commission Expires: 5-8-2012

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christina Rose Neal 1160 Fitzpatrick Road Nashville, TN 37214	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227	108-4-A-106CO