WARRANTY DEED

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION
P. O. BOX 118
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Roger E Neely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 2010.

Patricia M. Neely
Notary Public

MY COMMISSION EXPIRES: 02/28/14

PATRICIA M. NEELY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER E. NEELY (NAME)	OWNER (NAME)	34-9
155 Riverchase Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	147
Hendersonville, TN 37075 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DIANNA SUE SHRUM and BRENDA KAY DRAKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER E. NEELY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 11 on the Plan of Gateway, Section 2, of record in Book 3300, page 81, Register's Office for said County.

Said Lot No. 11 being described as follows: Beginning at a point on the easterly side of Melissa Court, being the common corner of Lots No. 10 & 11; thence easterly 129.1 feet to a point; thence southerly 265.4 feet to a monument; thence westerly 30.0 feet to a monument; thence westerly 39.5 feet to a point, being the common corner of Lots No. 11 & 12; thence northerly 259.0 feet to a point on the southerly side of Melissa Court; thence northeasterly 55.41 feet on a curve; thence northerly 28.71 feet to the point of beginning.

Being the same property conveyed to Dianna Sue Shrum, Brenda Kay Drake and Roger Elmus Neely by deed of record in Book 11562, page 567, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100013409 DEEDWARR
Recvd: 03/05/10 14:02 2 pgs
Fees:13.00 Taxes:170.20

20100305-0017271

unimproved ( )
This is improved (X) property, known as 407 Melissa Court, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns, forever; and we do 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 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 GRANTEES, 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 their hand s this 25th day of February, 2010

Dianna Sue Shrum
DIANNA SUE SHRUM

Brenda Kay Drake
BRENDA KAY DRAKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianna Sue Shrum and Brenda Kay Drake

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of February 2010.

Commission Expires 01/28/2014. Patricia M Steely Notary Public.

PATRICIA M STEELY STATE TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF Tennessee
Davidson County

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon his oath / their several oaths acknowledged himself / themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he / they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____, Tennessee. on this the _____ day of _____, 19___

My commission expires _____ _____
Notary Public