03

Fidelity Title

THIS INSTRUMENT PREPARED BY:
Bell Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110019998 DEEDWARR
Recvd: 04/05/11 15:11 2 pgs
Fees:13.00 Taxes:628.63
20110405-0026372

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
CHARLES WATTS	**PRIMELENDING, A PLAINSCAPITAL COMPANY**	04216011700
210 DONNA DRIVE	**18111 PRESTON ROAD, #900**	
MADISON, TN 37115	**DALLAS, TX 75252**	

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, **Gary W. Neeley and wife, Suzanne Neeley**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles Watts** hereinafter called the Grantees, their heirs and assigns, that 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 MAP OF BLAIR HEIGHTS, SECTION IV, AS OF RECORD IN BOOK 2331, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT NO. 11 FRONTS 125 FEET ON THE WEST SIDE OF DONNA DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 320 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO GARY W. NEELEY AND WIFE, SUZANNE NEELEY BY WARRANTY DEED FROM THOMAS WHITFIELD PATTON AND WIFE, WILMA JEAN PATTON DATED 02/06/1986 AND RECORDED IN BOOK 6779, PAGE 414, SAID REGISTER'S OFFICE OF DAVIDSON COUNTY.

This is improved property known as: 210 DONNA DRIVE, MADISON, TENNESSEE 37115

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. Whenever 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 our hands this 31st day of March, 2011.

Gary W Neeley

Gary W Neeley

Suzanne Neeley

Suzanne Neeley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W Neeley and Suzanne Neeley,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 31ST day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 12-23-14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2011.

NOTARY PUBLIC

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013