(2)
BOL 31-B
S+R
LRK

This instrument prepared by:
SHERRARD & ROE, PLC (LRK)
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20110022500 DEEDWARRSP
Recvd: 04/15/11 16:24 4 pgs
Fees:23.00 Taxes:740.00
20110415-0029459

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Thomas W. Neel, Jr. 355 Haywood Lane Nashville, TN 37211	Same	Map 147-12, Parcel 42 Map 147-12, Parcel 43

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Patricia N. Fort and Barbara N. Robinson (hereinafter referred to as the "Grantors"), each do hereby, transfer and convey unto Thomas W. Neel, Jr. (hereinafter referred to as the "Grantee"), all interest owned by each of the Grantors in certain real estate, being two tracts or parcels of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See **Exhibit "A"** attached.

This property is known as 355 Haywood Lane and 4810 Raywood Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's successors and assigns forever.

Grantors covenant that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 2011 and subsequent years.

2. Subject to applicable zoning and building requirements and all visible easements and encroachments.

3. Easement for water line of record in Book 2035, Page 488, further conveyed in Book 2272, Page 96, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 1815, Page 32, said Register's Office.

Excepting only the Permitted Exceptions, Grantors further covenant and bind themselves, their heirs, successors, and assigns, to warrant and forever defend the title to the Property to the

Grantee and to the Grantee's heirs, successors and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the Permitted Exceptions set forth above), but not further or otherwise.

IN TESTIMONY WHEREOF, Grantors have signed this deed on the 14 day of April, 2011.

Patricia N. Fort
PATRICIA N. FORT

Barbara N. Robinson
BARBARA N. ROBINSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Patricia N. Fort and Barbara N. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14 day of April, 2011.

Rita McQuerry
Notary Public

My Commission Expires: 3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $200,000.00.

Thomas W Nedl
AFFIANT

Sworn to and subscribed before me this 14 day of April, 2011.

Rita McQuerry
Notary Public

My Commission Expires: 3-10-2012

RITA McQUERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Rita McQuerry
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

Exhibit "A"

355 Haywood Lane:
Map 147-12/Parcel 43

Land in Davidson County, Tennessee, being Lot No. 22 on the unrecorded plan of H. E. Bernal's "Haywood Heights" Subdivision and described according to a survey made by Geo. W. Watkins, Surveyor, in April 1950, as follows:

BEGINNING at a point in the center of Haywood Lane at the corner of Lots 21 and 22; thence with the line between said Lots, South 3 degrees 30' East 1024.8 feet to a point; thence North 89 degrees West 140 feet to the corner of Lots 22 and 23; thence with the line between said lots, North 3 degrees 50' West 1035.0 feet to the center of Haywood Lane; thence with the center line of the same, easterly 150 feet to the beginning, containing 3.40 acres.

Being an undivided 2/3rds interest in the same property conveyed to Patricia N. Fort and Barbara N. Robinson and Thomas W. Neel, Jr. by Co-Executors' Deed of record in Instrument No. 20110415-0029456, Register's Office for Davidson County, Tennessee.

4810 Raywood Lane:
Map 147-12/Parcel 42

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 23 on the unrecorded plan of H. E. Bernal's Haywood Heights Subdivision, and described according to a survey made by George W. Watkins, Surveyor, in April, 1950, as follows:

BEGINNING at a point in the center of Haywood Lane at the corner of Lots 22 and 23; thence with the line between said lots South 3 degrees 50' East 1035 feet to a point; thence North 89 degrees West 140 feet to the corner of Lots Nos. 23 and 24; thence with the line between said lots North 4 degrees 10' West 1045.2 feet to the center of Haywood Lane; thence with the center of said Haywood Lane, easterly 150 feet to the beginning, containing 3.43 acres.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance are the following two tracts of land:

Tract 1:
Land in the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 23 on the unrecorded plan of H. E. Bernal's Haywood Heights Subdivision, and described according to a survey made by George W. Watkins, Surveyor, dated March 19, 1958, as follows:

BEGINNING at a point in the center line of Haywood Lane at the corner of Lots 22 and 23; thence southerly with the line between said lots a distance of 325.4 feet to a point; thence across the back of said lot a distance of 147.2 feet to a point;

thence in a northerly direction a distance of 325.4 feet to the center of Haywood Lane; thence easterly along the center of Haywood Lane; a distance of 150 feet to the point of origin.

Being the same property conveyed to William C. Layne and wife, Marie J. Layne, by deed from Ranzy W. Peay and wife, Hazel G. Peay, of record in Book 2743, page 385, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in the 5th Civil District of Davidson County, Tennessee, being part of H. E. Bernal's Subdivision of part of Lot No. 23, Haywood Heights Subdivision, not of record, described as follows:

BEGINNING at a point in the easterly line of Lot No. 23, South 3 degrees 50' East 300 feet from the southerly margin of Haywood Lane; thence South 3 degrees 50' East 110 feet to an iron pin; thence South 89 degrees 49' West 144.21 feet to an iron pin; thence North 4 degrees 10' West 125.63 feet to an iron pin; thence South 84 degrees 09' East 147.2 feet to an iron pin at the point of beginning.

Being the same property conveyed to Joseph H. Mangum, et ux, by deed from Ranzy W. Peay and wife, Hazel G. Peay, of record in Book 3067, page 383, Register's Office for Davidson County, Tennessee.

Being an undivided 2/3rds interest in the same property conveyed to Patricia N. Fort and Barbara N. Robinson and Thomas W. Neel, Jr. by Co-Executors' Deed of record in Instrument No. 20110415-0029456, Register's Office for Davidson County, Tennessee.