BILL GARRETT, Davidson County
Trans:T20110026481 DEEDWARR
Recvd: 05/04/11 13:39 3 pgs
Fees:18.00 Taxes:444.00
20110504-0034272

THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Deborah O. Pace 407 Linda Lane Madison, TN 37115	same	04216013100

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Gary W. Neeley and Norman Douglas Neeley, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Deborah O. Pace, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 30 ON THE MAP OF BLAIR HEIGHTS, SECTION 6, AS OF RECORD IN BOOK 2331, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 30 FRONTS 126 FEET ON THE SOUTH SIDE OF LINDA LANE AND RUNS BACK BETWEEN LINES, 330.3 FEET ON THE EAST LINE AND 251.13 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 153.72 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM EDGAR NEELEY AND WIFE, NEVA WARD NEELEY BY INSTALLMENT DEED FROM SPRING HILL CEMETERY COMPANY DATED 12/17/1968 RECORDED IN BOOK 4297, PAGE 241, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY.

William Edgar Neeley having since passed away on 4/13/01 leaving Neva Ward Neeley, as his spouse and surviving tenant by the entirety.

Neva Ward Neeley having since passed away on 10/30/08 leaving Gary Wayne Neeley and Norman Douglas, as her only heirs. Last Will and Testimate of record in Instrument # 20090105-0000893, said Register's Office.

This is unimproved property known as: 407 Linda Lane, Madison, TN 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 29th day of April, 2011.

Gary W. Neeley
GARY W. 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, 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 29th day of April, 2011.

Jennifer McEwen
NOTARY PUBLIC

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/23/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Deborah O. Pace
Affiant

Subscribed and sworn to before me this 29TH day of April, 2011.

Jennifer McEwen
NOTARY PUBLIC

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/23/14

NORMAN DOUGLAS NEELEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norman Douglas 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 29th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 11-21-2014

MELODIE H REED
NOTARY PUBLIC
FAYETTE COUNTY, GEORGIA
MY COMMISSION EXPIRES NOVEMBER 21, 2014