File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20130027004 DEEDWARR

Recvd: 04/03/13 12:55 2 pgs

Fees:13.00 Taxes:1646.50

20130403-0032895

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52220

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James F. Neal, Jr. Lauren T. Neal 705 Vail Court Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 116120E14500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$445,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clare M. McCabe , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James F. Neal, Jr. and spouse, Lauren T. Neal** 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:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Greystone of record in Book 6200, page 60, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Clare M. McCabe, unmarried by Warranty Deed from Mary N. Berry, unmarried, dated October 21, 2004 and recorded on October 27, 2004 of record in Doc. No. 20041027-0129333, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6200, page 60 , said Register's Office, which Plan shows 20 minimum building set back line from Vail Court (Private Road) and a 10 foot easement for public utility purposes along the front line of said lot. A 35 foot minimum setback line from the rear line, and a 5 foot minimum setback line from each side line.. The Declaration of Covenants, Conditions and Restrictions of record in Book 6300, page 751, amended in Doc. No. 20010808-0085078,said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 705 Vail Court, Nashville, Tennessee 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 1st day of April, 2013.

Clare M. McCabe

State of TENNESSEE
County of DAVIDSON

On this 1st day of April, 2013 , before me the undersigned authority, personally appeared Clare M. McCabe, 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.

My Commission Expires: _____



MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

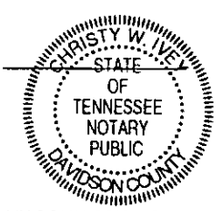
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Sworn and subscribed before me this the 1st day of April, 2013

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES.
March 3, 2015