Instr:200005180049857 Page: 1 OF 2
REC'D FOR REC 05/18/2000 8:52:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1147.00

14-A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: May [illegible] 2001
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

5/18/2003

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Neil K. O'Donnell (NAME) | New Owner (NAME) | 131-6H-040 |
| 1009 Cherry Blossom Court (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Ronald Oswin Pessner, Jr. and wife, Paula Priest Pessner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil K. O'Donnell

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. 44 on the Plan of the Village of Cherry Glen, Phase 3, of record in Book 9700, Page 451, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald Oswin Pessner, Jr. and wife, Paula Priest Pessner, by Deed from Weekley Homes, L.P., a Delaware limited partnership, of record in Book 11099, Page 435, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9882, Page 739, amended in Book 10318, Page 92, and Book 10594, Page 695, Book 6517, Page 522, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Ronald Oswin Pessner, Jr. and Paula Priest Pessner pursuant to a Power of Attorney executed by same on the 8th day of May, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1009 Cherry Blossom Court, Nashville, TN 37215
(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 our hand s this 17th day of May, 2000

Ronald Oswin Pessner, Jr.
By: Ronald Oswin Pessner Jr. By: [signature] Attorney-in-fact
John T. Cook, Attorney-in-fact

Paula Priest Pessner
By: Paula Priest Pessner By: [signature] Attorney-in-fact
John T. Cook, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ , and that _____as such_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____ , by the said_____ as such _____ , and attesting the same by the said _____ as such _____ .

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 19th day of May, 2000, before me personally appeared John T. Cook to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronald Oswin Pessner, Jr. and Paula Priest Pessner and acknowledged that he executed the same as the free act and deed of said Ronald Oswin Pessner, Jr. and Paula Priest Pessner.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 5/27/01

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.