Davidson County DEEDWARR
Recvd: 11/08/00 13:55 5pgs
Fees:23.00 Taxes:1898.84
20001108-0111152

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (TJS)
424 Church St., Suite 2000
Nashville, TN 37219

Box 62

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Michael and Jean Ann McNally	Same	Map 117-13-B
135 Abbottsford Drive		Parcel 6
Nashville, TN 37215		

THIS DEED, made and entered into this 6 day of November, 2000, by and between STEPHEN L. NEUMAN and wife, GAIL O. NEUMAN ("Grantors") and MICHAEL LEE McNALLY and wife, JEAN ANN McNALLY ("Grantees"),

W I T N E S S E T H:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors have bargained and sold and do hereby bargain, sell, convey, and confirm unto Grantees the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantees, their heirs, successors and assigns, in fee simple forever.

And Grantors do hereby covenant with Grantees that Grantors are lawfully seized in fee of the aforedescribed real estate; that Grantors have a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

(Remainder of Page Intentionally Left Blank)

WITNESS the signature of Grantors the day and year first above written.

Stephen L. Neuman
by Thomas J. Sherrard Attorney-in-fact
(Stephen L. Neuman by: Thomas J. Sherrard Attorney-in-fact recorded as Instrument No. 2000 1030-0107561, Register's Office for Davidson County, Tennessee

Gail O. Neuman
by Thomas J. Sherrard Attorney-in-fact
Gail O. Neuman by: Thomas J. Sherrard Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas J. Sherrard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Attorney-in-Fact for Stephen L. Neuman, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Stephen L. Neuman by himself as Attorney-in-Fact.

WITNESS my hand and seal, at office this 6 day of November, 2000.

Rita McGuirry
NOTARY PUBLIC

My Commission expires: July 24, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas J. Sherrard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Attorney-in-Fact for Gail O. Neuman, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Gail O. Neuman by himself as Attorney-in-Fact.

WITNESS my hand and seal, at office this 6 day of November, 2000.

Rita McGuirry
NOTARY PUBLIC

My Commission expires: July 24, 2004

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $513,200.00.

Michael L. McNelly
Affiant

Subscribed and sworn to before me, this the 7 day of November, 2000.

Rita McGuerry
Notary Public

My Commission Expires: July 24, 2004

EXHIBIT A

Property Description

Being a certain building site identified as Lot No. 135, on the Plat of Abbottsford, of record in Plat Book 6250, pages 419 through 421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen L. Neuman and wife, Gail O. Neuman, by deed from Abbott Martin Corporation of record in Book 6577, page 459, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Title Encumbrances

1. Real property taxes for 2001, and subsequent years, a lien but not yet due and payable.

2. Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, RODC as amended by instrument of record in Book 6530, page 242, RODC.

3. Water line easements of record in Book 1286, page 690, RODC, and of record in Book 1037, page 572, RODC.

4. The Plat of Phase One of Abbottsford, a planned unit development, of record in Plat Book 6250, pages 419, 420, and 421, RODC.

5. Subject to applicable zoning ordinances and permit requirements.

6. A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, RODC.

7. Storm Water Detention Agreement of record in Book 6555, page 328, RODC.

8. Any and all matters which would be shown on a current comprehensive survey of the property.

9. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowners' Association, Inc. of record in Book 8106, page 1, RODC, as amended by instrument of record in Book 8627, page 254, RODC and by instrument of record in Book 9381, page 876, RODC.

10. Restrictive Covenants for Abbottsford of record in Book 6537, page 303, RODC, as amended by instrument of record in Book 6576, page 509, and as further amended in Book 6578, page 302, RODC.