This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/06/00 13:36 2pgs
Fees:11.00 Taxes:109.15
20001206-0120071

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	082-03-0-237.00

SPECIAL WARRANTY DEED

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, **Pledged Property II, LLC,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Michael W. O'Neill**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being the north 10 feet of Lot No. 51 and the South 40 feet of Lot No. 52 on the Map of division 3 of the Benedict Land Company's Subdivision of the Lindsley Tract,, of record in Book 332, page 40, Register's Office for said County. Said part of said lots adjoin and fronts 50 feet on the westerly side of meridian Street and run back between parallel lines 173 ½ feet to an alley.
>
> Being the same property conveyed to Pledged Property II, LLC by deed from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 200007050066506, Register's Office of Davidson County, TN.

Subject to the following restrictions and conditions:

1. 2000 property taxes are being paid at closing.
2. All matters appearing on the Plan of record in Book 332, page 40, said Register's Office.
3. Easement of record in Book 4479, page 518, said Register's Office.
4. Subject to any and all building and zoning regulations of city, county and state.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

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.

This property is known as: 1010 Meridian Street, Nashville, TN 37207.

WITNESS MY HAND this 30th day of November, 2000, in Franklin, Tennessee.

PLEDGED PROPERTY II, LLC

BY: _____

TITLE: Robert Norrell
Vice President

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o'neill meridian.wd

State of Texas
County of HARRIS

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared ROBERT NORRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be V-PRES of Pledged Property II, LLC, the within named bargainor, a limited liability company, and that he as such V-PRES, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as V-PRES.

Witness my hand, at office in Houston, Texas, this 28TH day of November, 2000.

SANDRA CASTILLE
Notary Public, State of Texas
My Commission Expires
FEBRUARY 24, 2003

Sandra Castille

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $29,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 30th day of November, 2000, in Nashville, Tennessee.

Michelle W. Burke

NOTARY PUBLIC

My Commission Expires: 1-2-2002

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