Davidson County DEEDWARR
Recvd: 05/30/01 08:22 2pgs
Fees:11.00 Taxes:675.25

20010530-0055472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2001.

Notary Public

My Commission Expires: 10/22/01

NOTARY PUBLIC AT LARGE K. THOMAS SIDWELL WILLIAMSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Edward Debiec and Rita Gail Debiec
4215 Harding Road, #204
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 106-16-0-B-015.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robin J. O'Neil** hereinafter referred to as Grantors, hereby transfers and conveys to **Edward Debiec and Rita Gail Debiec** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in ~~Williamson~~ DAVIDSON County, State of Tennessee described as follows, TO WIT:

Being Unit No. 204, as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided .707% interest in common elements of 4215 Harding Road Homeowners' Association, as described in Book 5313, Page 338, et seq., Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robin J. O'Neil by deed from William Joseph Wallace, IV, Allen Meadows Wallace and Jane Wallace Brown, individually and as co-executors of the Estate of Jane Meadows Wallace, of record in Book 10475, Page 817, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer/drainage of record in Book 3956, Page 943, said Register's Office.

Master Deed of record in Book 5315, Page 338, said Register's Office.

By-Laws of record in Book 5315, Page 338, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4215 Harding Road, #204, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 25th day of May, 2001.

Robin J. O'Neil

Robin J. O'Neil

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin J. O'Neil, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2001.

KATHOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public

10/22/04

My Commission Expires

03300-BW