Davidson County DEEDWARR
Recvd: 06/27/01 13:22 3pgs
Fees:15.00 Taxes:1387.50

20010627-0068126

20044 **THIS INSTRUMENT PREPARED BY:** **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $375,000.00. E. P. Voss **Affiant** Subscribed and sworn to before me, this 25th day of June, 2001. Notary Public My Commission Expires: 10/25/2003

Address New Owner As Follows: Edwin P. Voss and wife, Mary H. Voss #1 Valley Forge Drive Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 116-08-0A 001.00CO 7DA 72310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN E. O'NEIL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **EDWIN P. VOSS AND WIFE, MARY H. VOSS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site Identified as No. 1, as shown on the Plan of Sugartree, Phase 1, as of record in Book 4675, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William C. O'Neil and wife, Carolyn E. O'Neil by deed from Fox Builders, Inc., of record in Book 5322, page 577, Register's Office for said County. By quitclaim deed of record in Book 8310, page 795, said Register's Office, William C. O'Neil conveyed all right, title and interest in subject property to Carolyn E. O'Neil.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, as amended at Book 4911 page 356, amended by Second Amendment of record in Book 4996, page 126, and further amended by Third Amendment of record in Book 5003, page 688, and further amended of record in Book 5152, page 401, and Book 11758, page 466, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4675, page 141, Register's Office for said County, as amended at Book 4869, page 686; Book 5121, page 89; Book 5169, page 426 and Book 5191, page 412, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as #1 Valley Forge Drive, Nashville, TN 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 we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

William C. O'Neil joins in this conveyance for the purposes of conveying any right, title and interest he may have in subject property.

WITNESS my hand this 25th day of June, 2001.

Carolyn E. O'Neil

Carolyn E. O'Neil

By: Norma Warren, Attorney-in-fact

Norma Warren, Attorney-in-fact

William C. O'Neil

William C. O'Neil

By: Norma Warren, Attorney-in-fact

Norma Warren, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMA WARREN,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Carolyn E. O'Neil,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of June, 2001.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMAN WARREN,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for William C. O'Neil,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of June, 2001.

Notary Public

My Commission Expires: 10/25/2003