WARRANTY DEED

Return to:
Lawyer's Escrow Service
3021 Richard Jones Rd.
Suite 220
Nashville, TN
37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 26, 2003
(AFFIX SEAL)

SHANNON PHILEIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Kevin O'Neill (NAME)	(NAME)	* SEE BELOW
616 Meadow Lane Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (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, Bruce G. Brabec and wife, Debra Brabec

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin O'Neill and Mary Ann Pickard, husband and wife

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:

TRACT ONE:
LAND in the 9th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Joe Dyche Subdivision of the James Goode Property, as of record in Plat Book 5060, Page 129, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Being all that portion of Meadow Lane Drive, which was abandoned pursuant to Metro Ordinance No. 0088269 not contained within the boundaries of Lot Nos. 17, 18, 19 and 20 as shown on the Plat of Meade Vue Subdivison of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee. The property conveyed herein is shown generally within the cross-hatched area on the drawing attached to the deed of record in Book 9407, Page 727, said Register's Office, and is contiguous to Lot Nos. 17, 18, 19 and 20 of Meade Vue Subdivision.

TRACT THREE:
Land in Davidson County, Tennessee, beign a Reserve Parcel on the Plat of Holt Meadows which is also the northerly boundary of the property of Joe Dyche, et ux, of record in Book 5149, Page 349, Register's Office for Davidson County, Tennessee, said point being 80.75 feet, more or less, south of the south end of the southeast return curve at the intersection of Meadow Lane Drive and

CONTINUED

unimproved ( )
This is improved (X) property, known as 616 Meadow Lane Drive, Nashville, TN 37221
(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 28th day of September, 2001

Bruce G. Brabec

By: Debra Brabec attys in fact
Debra Robbins-Brabec, Attorney-in-fact

Debra Brabec

Davidson County DEEDWARR
Recvd: 10/04/01 13:32 3pgs
Fees:18.00 Taxes:714.10

20011004-0107945

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 28th day of September, 2001.

Commission expires 4/10/05

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 28th day of September, 2001, before me personally appeared Debra Robbins-Brabec 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 Bruce G. Brabec and acknowledged that she executed the same as the free act and deed of said Bruce G. Brabec.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 4/10/05

LEGAL DESCRIPTION CONTINUATION

Holt Valley Road and along on the easterly right-of-way line of Meadow Lane Drive, said point also being the western most corner of the herein described tract and proceeding as follows: South 78 degrees, 56 minutes, 47 seconds East 127.67 Feet; thence North 85 degrees, 24 seconds, 32 minutes East 319.78 feet to a point on the southeast boundary of Holt Meadows which is also the northeast boundary of the property of Nettie Gordon Newsom as of record in Book 5242, page 323, said Register's Office; thence South 37 degrees, 42 minutes, 58 seconds West 170.01 feet along said boundary line between Holt Meadows and the property of Nettie Gordon Newsom; thence, North 65 degrees 35 minutes, 19 seconds West 365.33 feet along the southerly boundary line of Holt Meadows, which is also the northerly boundary of the property of Joe Dyche, et ux to the point of beginning.

BEING the same property conveyed to Bruce G. Brabec and wife, Debra Brabec, by Deed from Joe N. Dyche (a/k/a Joe Dyche) and wife Diane C. Dyche, of record in Book 10617, Page 991, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; 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 Bruce G. Brabec pursuant to a Power of Attorney executed by same on the 25th day of September, 2001, and being filed for record simultaneously herewith, as Inst. # 200110040109944

Debra Brabec and Debra Robbins-Brabec are one and the same person.

* Map 128-10-0, Parcel 194.00, and Map 128-11-0, Parcel 038.00

This conveyance is subject to the conditions imposed by Metropolitan Government of Nashville and Davidson County, Tennessee regarding the soil absorption system for the septic tank field as set forth in the instrument of record in Book 5261, Page 104, said Register's Office.