Davidson County DEEDWARR
Recvd: 02/24/04 13:24 2pgs
Fees:13.00 Taxes:1165.50
20040224-0021003

This Instrument Prepared by:
Title Corporation of America
5017 Ashby Drive
Brentwood, TN 37027
File No. 040015



My Commission Expires
May 23, 2006

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this **17th day of February, 2004.**

Notary Public
My commission expires:
May 23, 2006

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bradley J. Nozicka 1612 Braebury Circle Nashville, Tennessee 37211	Bradley J. Nozicka 1612 Braebury Circle Nashville, Tennessee 37211	172-14A-080

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Ronald J. Meucci and Barbara A. Meucci, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bradley J. Nozicka, a single man, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows; to-wit:

Land in Davidson County, Tennessee being Lot 27, as shown on the map entitled WEXFORD DOWNS, Section Two, a Planned Unit Development, of record in Plat Book 9700, Page(s) 593 and 594, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. The source of the description is the last recorded deed.

Being the same property conveyed to Ronald J. Meucci, by deed from Beazer Homes Corp. D/B/A Phillips Builders dated September 1, 1999, recorded September 3, 1999, by deed of record in Book 11649, page 299, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restriction of record in Book 10292, Page 51, and First Supplement in Book 10792, Page 822, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1612 Braebury Circle, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, we, Ronald J. Meucci and Barbara A. Meucci, sign this Warranty Deed on this the 13th day of February, 2004.

Ronald J. Meucci by Barbara A. Meucci attorney-in-fact
Ronald J. Meucci
by Barbara A. Meucci his Attorney-in-Fact

Barbara A. Meucci
Barbara A. Meucci

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barbara A. Meucci, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney in Fact for Ronald J. Meucci, the within named bargainor , and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Ronald J. Meucci, the bargainor, by the said Barbara A. Meucci, as Attorney in Fact.

Witness my hand and seal this the 13th day of February, 2004.

Tamilyn Streeter Derryberry
Notary Public



My Commission Expires:
05/23/06

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 Barbara A. Meucci, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 13th day of February, 2004.

Tamilyn Streeter Derryberry
Notary Public



My Commission Expires:
05/23/06