PICK-UP

Book 31-B
Rita S.R.

Davidson County DEEDWARR
Recvd: 02/26/04 15:50 4pgs
Fees:23.00 Taxes:2851.74

20040226-0022158

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
John H. Roe, Jr. 116 Bellebrook Circle Nashville, TN 37205	Same	Map 130-5-A Parcel 16

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, R. Neil O'Brien and wife, Virginia O'Brien ("Grantors") have bargained and sold and do hereby bargain, sell, convey unto John H. Roe, Jr., a single man ("Grantee"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See Exhibit "A" attached.

Being part of the same property conveyed to R. Neil O'Brien and wife, Virginia O.Brien, by deed from John William Staley and wife, Eleata A. Staley, of record in Book 10978, page 424, Register's Office for Davidson County, Tennessee ("RODC").

This is improved property located at 116 Bellebrook Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantors do hereby covenant with Grantee that Grantors are lawfully seized in fee of the aforedescribed real estate; that Grantors have a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons whomsoever.

(Remainder of Page Intentionally Left Blank)

WITNESS the signature of the Grantors this the 26 day of February, 2004.

R. Neil O'Brien

Virginia O'Brien

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared R. Neil O'Brien and wife, Virginia O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26 day of February, 2004.

NOTARY PUBLIC

My Commission expires: 7-24-2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $770,741.60.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2004.

Notary Public

My Commission Expires: 7-24-2004

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Bellebrook of record in Book 5200, page 442, and as amended in Book 5982, page 32, and as corrected in Book 6087, page 957, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

EXHIBIT B

Permitted Title Encumbrances

1. Real property taxes for 2004, and subsequent years, a lien but not yet due and payable.

2. All matters shown on the Plan of Bellebrook of record in Plat Book 5200, page 442, as amended in Book 5982, page 32, and as corrected in Book 6087, page 957, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 5938, page 212, Book 6029, page 807, Book 9438, page 564, and Book 9596, page 930, Register's Office for Davidson County, Tennessee.

4. Charter of Bellebrook Homeowners Association, Inc. of record in Book 9428, page 754, said Register's Office.