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BBS

Davidson County DEEDWARR
Recvd: 02/17/05 15:34 4 pgs
Fees:23.00 Taxes:1864.38
20050217-0018339

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert E. McNeilly, Jr. 4323 Glen Eden Drive Nashville, TN 37205	Same	Map 116-15 Parcel 19.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, ROBERT E. MCNEILLY, JR., TRUSTEE OF THE MARY KATHERINE MCNEILLY FAMILY TRUST, with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ROBERT E. MCNEILLY, JR. ("Grantee"), all of his right, title and interest (being a 48.15% interest), in certain real property in Davidson County, Tennessee, described as follows:

Land in the City of Belle Meade, being part of Lot Nos. 93, 94, 134, and that part of Fifth Street, now closed, lying between said Lot Nos. 93, 94 and 134 on the Plan of Paul M. Davis' property, as of record in Book 974, page 85, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning at a point in the southerly margin of Glen Eden Drive, said point being north 57 degrees 08 minutes west, 210.21 feet as measured along said southerly margin, from the westerly margin of Westview Avenue; thence, leaving said southerly margin with the westerly line of the property conveyed to Frank W. Blair, III, et ux., by deed of record in Book 5577, page 311, Register's Office for Davidson County, Tennessee and Book 6295, page 355, Register's Office for Davidson County, Tennessee, south 17 degrees 57 minutes west, 309.68 feet to a point in the northerly line of the property conveyed to Paul M. Davis by deed of record in Book 5078, page 341, Register's Office for Davidson County, Tennessee; thence, with said northerly line, north 77 degrees 36 minutes west, 146.40 feet to an iron pin in the easterly line of Davis Estates, Section 2, of record in Book 3600, page 63, Register's Office for Davidson County, Tennessee; thence, with said easterly line, north 04 degrees 34 minutes east, 379.56 feet to an iron pin in the southerly margin of Glen Eden Drive; thence, with the southerly margin with a curve to the right, 133.90 feet to a point, said curve having a central angle of 13 degrees 58 minutes 56 seconds, a radius of 548.70 feet, a tangent of 67.29 feet, and a chord of south 64 degrees 07 minutes east, 133.57 feet; thence continuing with said southerly margin, south 57 degrees 08 minutes east, 104.79 feet to the point of beginning, containing 64,907 square feet, or 1.49 acres, more or less.

Being the same property conveyed to Robert E. McNeilly, Jr., Trustee of the Mary Katherine McNeilly Family Trust by Deed of record in Instrument No. 20041110-0135686, Register's Office of said County.

The source of this description is the prior deed.

This is improved property known as 4323 Glen Eden Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his successors and assigns, forever.

GRANTOR covenants and binds himself, his representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 7 day of February, 2005.

ROBERT E. MCNEILLY, JR., TRUSTEE OF THE
MARY KATHERINE MCNEILLY FAMILY TRUST

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Patti Rocha, a Notary Public, ROBERT E. MCNEILLY, JR., TRUSTEE, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Mary Katherine McNeilly Family Trust, and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of February, 2005.

Notary Public

My Commission Expires: 11-26-2005



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $449,832.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2005.

Notary Public

My Commission Expires: 11-26-2005



EXHIBIT A

1. 2005 Taxes, a lien, which is not yet due and payable. (Tax Parcel #116-15/19.00)
2. Such state of facts an accurate survey would disclose.
3. Existing highway, roadway, and utility easements.