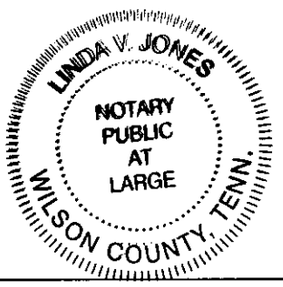
File No. 250502005

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 06/15/05 10:31 2 pgs
Fees:13.00 Taxes:1406.00

20050615-0068283

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael O'Neil	Bank of America, N.A.	Map 121-00-0
(NAME) 2601 Pulley Road	(NAME) P.O. Box 1675	Parcel 198.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Coraopolis, Pennsylvania 15108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Ray A. Vetter and wife, Nancy C. Vetter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Michael O'Neil and Elizabeth O'Neil, 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 I:

Land in the Third Civil District of Davidson County, Tennessee, according to a survey made by Petty and Petty, dated September 20, 1973, more particularly as follows:

BEGINNING at a point in the southerly margin of Pulley Road, said point being the northwest corner of the property as recorded Book 3032, Page 329, Register's Office for said County; thence, along the southerly margin of Pulley Road, North 86 deg. 30' East, 200 feet; South 1 deg. 43' East, 570 feet; North 86 deg. 30' West, 280 feet; North 6 deg. 50' East, 545 feet to the point of beginning, said Tract being designated as Tract No. 1.

TRACT II:

Land lying in the Third Civil District of Davidson County, Tennessee, described according to a survey made by John D. McCormick, dated April 30, 1977, as follows:

BEGINNING at an iron pin, same being located at the southwest corner of the property conveyed to Paul Edward Pigue by deed of record in Book 4867, Page 646, Register's Office for said County; thence, South 86 deg. 30' East, along the south southerly boundary line of the Pigue property, 280 feet to an iron pin, being Pigue's southeast corner; thence, S 2 deg. 33' 280.0 feet to an iron pin; thence, North 2 deg. 33' East, 311.2 feet to the point of beginning.

TRACT III:

Land lying, and being in the Third Civil District of Davidson County, Tennessee, and described according to a survey made by John D. McCormick, dated September 4, 1977 as follows, to-wit:

BEGINNING at an iron pin, same being located at the southwest corner of the property conveyed to Paul Edward Pigue by deed of record in Book 5146, Page 205, Register's Office for Davidson County, Tennessee; thence, South 86 deg. 30' East, along the southern boundary line of the Pigue property, 280 feet to an iron pin, being Pigue's southeast corner; thence, South 2 deg. 33' West, 155.6 feet to an iron pin; thence, North 86 deg. 30' West, 280 feet to an iron pin; thence, North 2 deg. 33' East, 155.6 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Ray A. Vetter and wife, Nancy C. Vetter by Warranty Deed dated September 25, 1989 of record in Book 7949, Page 454, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4769, Page 550; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2601 Pulley Rd., Nashville, TN 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 13th day of June 2005.

Ray A. Vetter

Ray A. Vetter

Nancy C. Vetter

Nancy C. Vetter

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ray A Vetter and Nancy C. Vetter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 13th of June 2005.

Linda V. Jones

Notary Public
My Commission Expires: 7-23-05

(seal)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number: 250502005

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076