SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, NATIONSBANK PLAZA, SUITE 1100, 414 UNION STREET, NASHVILLE, TENNESSEE 37219.

GRANTOR: MARK E. O'NEILL

GRANTEE: RANDY HOLLOBAUGH

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
100 SEQUOYAH LN. NASHVILLE, TN. 37221	SAME	128-9/75

****

FOR AND IN CONSIDERATION of the sum of FIFTY SEVEN THOUSAND DOLLARS ($57,000.00), cash in hand paid by RANDY HOLLOBAUGH, GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK E. O'NEILL, GRANTOR, does hereby bargain, sell and convey to GRANTEE, his heirs, successors and assigns certain real property situated in Davidson County, Tennessee more fully described as:

Being Lot No. 32 on the Plan of Section Two, Dunaway Woods, as shown on plat of record in Plat Book 9700, page 284, in the Register's Office for Davidson County, Tennessee.

Being a portion of that property conveyed to Mark E. O'Neill by Deed of Record in Book 9582, page 624, Register's Office for Davidson County, Tennessee.

The Property is unimproved property located at _____ _____, Nashville, Tennessee 37219.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The value or actual consideration, whichever is greater, for this transfer is: $57,000.00

Randy Hollobaugh
Affiant

Sworn to and subscribed before me, this 15th day of September, 1998.

Monica A. Carlson
Notary Public

My Commission Expires: March 27, 1999

MONICA A. CARLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

227149.1 9/1/98

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, his heirs, successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Witness my hand this 15th day of September, 1998.

Mark E. O'Neill

MARK E. O'NEILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Monica A. Carlson, a Notary Public of said County and State, MARK E. O'NEILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15th day of September, 1998.

Monica A. Carlson

Notary Public

My Commission Expires: March 27, 1999

MONICA A. CARLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0488229

IDENTIFICATION REFERENCE

98 SEP 15 PM 4:06

FELIX E. ELLINGTON, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1189 09/15 0101 03CHECK 225.90

227149.1 9/1/98

EXHIBIT A

Encumbrances

1. Ad Valorem real property taxes for 1998 and subsequent years.

2. All matters shown on Plat of record in Book 9700, page 284, Register's Office for Davidson County, Tennessee.

3. Restrictions as contained in Book 5393, page 651, as amended in Book 5484, page 222, said Register's Office.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11113 PAGE 808

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 225.90
CHECK 225.90

09/15/98 01 16:05 0001 1189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488229
IDENTIF. # REFERENCE

98 SEP 15 PM 4:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346573