THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 46,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June 1999

Notary Public

My Commission Expires: 9-24-2001

NOTARY PUBLIC AT LARGE — MITCHELL A. WATTS — DAVIDSON COUNTY, TENN.

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Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL W. O'NEILL 202 Scott Avenue Nashville, Tennessee 37206	Michael W. O'Neill 140 Carnavon Parkway Nashville, Tennessee 37205	MAP 83-6 PARCEL 198

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY SIX THOUSAND AND NO/100 - - - 181-20 ---------- ($ 46,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, KATHERINE PEYTON KISROW, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MICHAEL W. O'NEILL hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot C on the Plan of the First Subdivision of Brownsville as of record in Book 21, page 112, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Norris H. Hickerson, Surveyor, on April 26, 1954, as follows:

BEGINNING at a point in the easterly margin of Scott Avenue, said point being 50.0 feet north from the southwest corner of said Lot C; thence north along the easterly margin of Scott Avenue 50.0 feet to an iron pin; thence easterly 150.0 feet to an iron pin; thence southwardly 50.0 feet to an iron pin; thence westwardly 150.0 feet to an iron pin which is the point of beginning.

BEING the same property conveyed to Katherine Peyton Kisrow by deed from Henmarq Investments, a Tennessee General Partnership composed of Charles H. Geny and Mark Bennett, of record in Book 6732, page 838, Register's Office for Davidson County, Tennessee.

GLENN SASSER, spouse of Katherine Peyton Kisrow, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 202 Scott Avenue, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of First Subdivision of Brownsville of record in Book 21, page 112, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, _her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __18th__ day of _____June_____, 19 _99__.

Katherine Peyton Kisrow
KATHERINE PEYTON KISROW

Glenn Sasser
GLENN SASSER

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MITCHELL A. WATT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _KATHERINE PEYTON KISROW and GLENN SASSER_____, the bargainor_S__, 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 this ___18th_ day of _____June_____ , 19 _99__.

Mitchell A Watt
Notary Public

My Commission Expires: _September 29, 2001__

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and_____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

_____
Notary Public

06019922
IDENTIFICATION REFERENCE
99 JUN 21 AM 9:39
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0601922

IDENTIF. & REFERENCE

99 JUN 21 AM 9:39

CAMT 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 181.20
CHECK 181.20

06/21/99 01 09:44 0001 1998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480560