48-8

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville, TN 37201
File #9900546

BOOK 11684 PAGE 656

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Michael W. ONeill** **Patrick P. Walters**	(NAME) SAME	Map 50
(STREET ADDRESS) 3420 Dickerson Pike	(STREET ADDRESS) 140 Carnavon Parkway	Parcels 54, 90 and 141
(CITY) (STATE) (ZIP) Nashville, Tennessee 37207	(CITY) (STATE) (ZIP) Nashville, Tennessee 37205	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged,* ***TRACY JOHNSTON, CARRIE DORSEY a/k/a CARRIE DORSEY HIGDON, and WILLIAM L. DRENNON*** *have this day bargained and sold, and do hereby transfer and convey unto the said* ***MICHAEL W. ONEILL, unmarried, and PATRICK P. WALTERS, unmarried, a one-half undivided interest in each as Tenants in Common****, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE EXHIBIT A ATTACHED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $172,500.00

Subscribed and sworn to before me this the 29th day of September, 1999:

Affiant

My commission expires: 9/29/2001
(Affix Seal)

Notary Public

This is improved property, known as 3420 Dickerson Pike, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Tracy Johnston
Tracy Johnston

Carrie Dorsey Higdon
Carrie Dorsey a/k/a Carrie Dorsey Higdon

William L. Drennon
William L. Drennon

06118820

RECEIVED FOR REFERENCE

99 OCT -1 PM 2:31

WILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

4810 10/01 0101 03CHECK 653.25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRACY JOHNSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1999.

Notary Public
My Commission Expires: 9/29/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARRIE DORSEY a/k/a CARRIE DORSEY HIGDON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1999.

Notary Public
My Commission Expires: 9/29/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM L. DRENNON**, 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 and official seal at Nashville, Tennessee, this 29th day of September, 1999.

Notary Public
My Commission Expires: 9/29/2002

ENCUMBRANCES

1. 2000 Taxes, and subsequent years are a lien, but not yet due and payable.
2. Subject to the lack of Right of Way Access to Controlled Access Highway per Consent Judgment and Final Decree in Book 10558, page 218, Registers Office for Davidson County, Tennessee.
3. Subject to Waterline Easement of record in Book 6167, page 257, Registers Officer for Davidson County, Tennessee.
4. Subject to matters shown on General Property Survey dated 7/28/99, and revised 9/10/99, Job. No. 99-025, by The Cummings Group, Inc. Land Surveyors.

Exhibit "A"

Beginning at a concrete right-of-way monument at the intersection of the southerly right-of-way of Briley Parkway (State Route 155) and the westerly right-of-way of Dickerson Pike (State Route 11, U.S. Highway 31-W/41), said monument being 80 feet from the centerline at Station 125+45 of said Dickerson Pike as depicted on Tennessee Department of Transportation 1994 Right-of-Way Project No. 19074-2236-04 Sheet 15A; Thence, with said westerly right-of-way of Dickerson Pike, South 8 degrees 38 minutes 35 seconds West 213.65 feet to an iron rod (set); Thence, with the terminus of Oakview Drive, South 88 degrees 34 minutes 14 seconds West 53.27 feet to a concrete right-of-way monument; Thence, continuing on the same line with the northerly boundary of property owned by Mildred Laverne Hamblin and William Wayne Hamblin, of record in Book 8165 page 139 in the Register's Office of Davidson County, Tennessee, South 88 degrees 34 minutes 14 seconds West 614.28 feet to a concrete monument; Thence, with the northerly boundary line of property owned by William E. Binkley, of record in Book 4369 page 149 in said Register's Office, South 88 degrees 50 minutes 38 seconds West 901.68 feet to a concrete monument in the terminus of Vailview Drive; Thence, with the boundary line of Sky View Subdivision, of record in Book 2331 pages 54 and 55 in said Register's Office, as follows: North 2 degrees 41 minutes 11 seconds West 379.74 feet to a concrete monument, North 87 degrees 51 minutes 27 seconds West 430.71 feet to a concrete right-of-way monument in said southerly right-of-way of Briley Parkway; Thence, with said right-of-way, as follows: North 80 degrees 27 minutes 18 seconds East 292.24 feet to a concrete right-of-way monument, North 83 degrees 12 minutes 05 seconds East 291.51 feet to a concrete right-of-way monument, South 87 degrees 41 minutes 41 seconds East 340.94 feet to a concrete right-of-way monument, South 84 degrees 21 minutes 31 seconds East 458.80 feet to a concrete right-of-way monument, South 75 degrees 34 minutes 08 seconds East 696.21 feet to the Beginning containing 14.711 acres.

Being part of the same property conveyed to Patricia Dorsey by Quitclaim Deeds from S.E. Stafford, Jr., Trustee, recorded in Book 7302, page 924, and Book 7302, page 926, Registers Office for Davidson County, Tennessee. The said Patricia Dorsey having since died intestate and title vested in her heirs at law, Tracy Johnston, Carrie Dorsey and Terry Drennon. The said Terry Drennon having since died testate and by will of record in Will Book 204, page 577, Probate Court of Davidson County, Tennessee, one-half of his interest in the above property was devised to William L. Drennon and one-half interest of his interest in the above property was devised to Tracy Johnston and Carrie Dorsey Higdon.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11684 PAGE 659

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

0641820

INDEXING REFERENCE

99 OCT -1 PM 2:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	172500.00
CON TX	638.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	653.25
CHECK	653.25

10/01/99 01 14:34 0001 4810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522707