BOX 2

991102438

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

BOOK 11757 PAGE 714

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd
DAY OF November, 1999

NOTARY PUBLIC

My Commission expires: 9-28-2002

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
THEODORE LAWRENCE O'NEAL	SAME	117-7C-109
c/o O'Neal Lighting (NAME)	(NAME)	
3200 West End Avenue Ste. 103 (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DONNETTE LAURELIE HALL

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

THEODORE LAWRENCE O'NEAL

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 109 on the Plan of Hampton Place Townhomes of record in Plat Book 5200, page 421, Register's Office for said County, to which plan reference is made for complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a horizontal property regime established by Master Deed of record in Book 5891, page 897, said Register's Office.

Being the same proeprty conveyed to Donette Laurelie Hall by deed from June Rose unmarried, of record in Book 9917, page 801, Register's Office for Davidson County, Tennessee. Donette Laurelie Hall is the same person as Donnette Laurelie Hall.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached Exhibit "A")

This is unimproved ( ) improved (X) property, known as

109 Hampton Place (House Number) (Street) Nashville, TN 37215 (City) (State) (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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 22nd day of November, 1999.

DONNETTE LAURELIE HALL

06611556

99 NOV 29 AM 8:21

REGISTER'S OFFICE REFERENCE

DAVIDSON COUNTY, TN.

ALL TAXES PAID

11/29 CHECK 940.00

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF ~~TENNESSEE~~ INDIANA }
County of ~~DAVIDSON~~ KOSCIUSKO }

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DONNETTE LAURELIE HALL, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 22nd day of November, 1999.

My Commission expires:
07-13-06

Clare A Baumgardt
CLARE A. BAUMGARDT Notary Public

RESIDENT OF KOSCIUSKO COUNTY

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged ____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

1. Matters shown on the Plan of record in Book 5200, Page 421, said Register's Office.

2. Charter of Incorporation of Hampton Place Homeowner's Association, Inc., of record in Book 5894, page 756, amended in Book 7570, page 314, and Book 7866, page 388, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and Agreements, including the maintenance of common areas, contained in the Master Deed and By-Laws, for Hampton Place Townhomes of record in Book 5891, page 897, Register's Office for Davidson County, Tennessee.

4. Terms and limitation imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101 , et seq.

5. Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or storm drainage, of record in Book 4110, page 257, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 5861, page 436, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

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

06611156

IDENTIFICATION REFERENCE

99 NOV 29 AM 8:21

REGISTER
DAVIDSON COUNTY, TN.

AMT	
	250000.00
CON TX	925.00
PRFEE	1.00
UCCFD	12.00
CFEE	2.00
TOTAL	940.00
CHECK	940.00

11-29-99 01 09:11 0001 5324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542950