This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 11766 PAGE 583

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 140 Carnavon Parkway Nashville, TN	same	94-02-52

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret J. Hickey, married,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill, unmarried**, hereinafter called the Grantee, his 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 Lot No. 231 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, said Register's Office, to which plan reference is made for a complete description.
>
> Being the same property conveyed to Margaret J. Hickey by deed from Jerry Sherrill and Ray Wilson, Co-Executors of the Estate of Ivan O. Baker, of record in Book 10057, page 622, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions: 186.75

1. 1999 taxes are being prorated and collected at closing.
2. All matters appearing on the Plan of record in Plat Book 57, page 130, said Register's Office.
3. Subject to any and all building and zoning regulations of City, County and State.

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;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 1712 Long Avenue, Nashville, TN.

I, George E. Hickey, husband of Margaret J. Hickey, do hereby join in this conveyance to convey any and all rights I might have in said property due to my marriage or otherwise.

99DEC-2 PM 3:24

0663323

9378 9900/ml
o'neill michael wd

WITNESS MY HAND THIS 30TH DAY OF NOVEMBER, 1999 IN FRANKLIN, TENNESSEE.

MARGARET J. HICKEY

GEORGE E. HICKEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Margaret J. Hickey and husband, George E. Hickey,** the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of November, 1999 in Franklin, TN.

NOTARY PUBLIC

My Commission Expires: 1-2-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater for this transfer is $47,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 30th day of November, 1999, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

9378 9900 ml
o'neill michael wd

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

0663323

99DEC-2 PM 3:24

REGISTER
DAVIDSON COUNTY, TN.

[illegible]	47500.00
[illegible]	175.75
PRFEE	1.00
[illegible]	8.00
CFEE	2.00
TOTAL	186.75
CHECK	186.75

[illegible] 15:25 0001 7665

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545262