NASHVILLE ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASHVILLE, TN 37215
(99-926)

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

Instr:200001180005753 Page: 1 OF 2
REC'D FOR REC 01/18/2000 2:43:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $177.60

THIS INDENTURE, made and entered as of the 6TH day of JANUARY ,2000 by and between

BANK OF NEW YORK , organized and existing under the laws of New York,

hereinafter referred to as Grantor, and

MICHAEL W. O'NEILL , UNMARRIED

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A LOT OR PARCEL OF LAND IN THE 15TH, FORMERLY THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SCOTT, FORMERLY FOREMAN AVE., AT A POINT 350 FEET NORTH OF THE NORTHERLY MARGIN OF OTAY AVE., BEING 50 FEET NORTH OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ARTHUR H. CAMPBELL BY DEED FROM E.B. RUCKER AND WIFE, OF RECORD IN BOOK 572, PAGE 372, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WESTERLY AND PARALLEL WITH CAMPBELL'S NORTHERLY LINE 138 FEET; THENCE NORTHERLY 50 FEET; THENCE EASTWARDLY 138 FEET TO THE WESTERLY MARGIN OF SCOTT AVE., THENCE WITH SAID AVENUE, SOUTHWARDLY 50 FEET TO THE BEGINNING.

BEING ALL THE SAME PROPERTY CONVEYED TO BANK OF NEW YORK BY DEED DATED 3/31/98 FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, OF RECORD IN BOOK 10879, PAGE 591, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforesdescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

SPECIALLY

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons, CLAIMING BY THROUGH OR UNDER GRANTOR BUT NONE OTHERWISE.

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.

CHL#9204105

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Tiffany Skaife, Asst. Sec'y

BANK OF NEW YORK
By Countrywide Home Loans, Inc. As Attorney-In-Fact

Marc Farfel, Vice President
CHL#9204105

CORPORATE
STATE OF CALIFORNIA)
COUNTY OF VENTURA)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Marc Farfel Vice President with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be V.P. of the **BANK OF NEW YORK**, the within named bargainor, a corporation, and the he/she as such V.P., executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as

Witness my hand, at office, in CALIFORNIA this ~~07TH~~ 6th day of JANUARY, 2000.

Notary Public SANDRA WHITELEY

Commission Expiration: 7/13/2001

SANDRA WHITELEY
Commission # 1146755
Notary Public - California
Ventura County
My Comm. Expires Jul 13, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$48,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this ~~07TH~~ 6th day of JANUARY, 2000.

Notary Public SANDRA WHITELEY

Commission Expiration: 7/13/2001

SANDRA WHITELEY
Commission # 1146755
Notary Public - California
Ventura County
My Comm. Expires Jul 13, 2001

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	MICHAEL W. O'NEILL 2228 SCOTT AVENUE NASHVILLE, TN 37216	2228 SCOTT AVENUE NASHVILLE, TN 37216 MAP PARCEL NUMBER 072-10-O-347.00