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

Instr:200003060022398 Page: 1 OF 2
REC'D FOR REC 03/06/2000 3:11:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $142.45

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 140 Carnavon Parkway Nashville, TN 37206	same	082-04-0-394.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Annie R. Marshall and Wilbert T. Martin,** hereinafter called the Grantors, 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, Tennessee, described as follows, to-wit:

> Being Lot No. 6 on the Plan of W. A. Sharp's Revised Plan of A. W. Hooker's Addition to East Nashville, as of record in Book 57, page 131, as revised in Book 421, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Annie R. Marshall and Wilbert T. Martin by Affidavit of Heirship in Book 6548, page 778 and same conveyed to Jerome B. Martin and wife, Alma Ruth Martin by deed from Milton Shepherd and wife, Eunice Shepherd of record in Book 3882, page 51, Register's Office for Davidson County, Tennessee. Annie R. Marshall and Wilbert T. Martin are the surviving heirs of Jerome B. Martin. Alma Ruth Martin predeceased Jerome B. Martin.
>
> The above described property is not the usual place of residence of the Grantors.

Subject to the following restrictions and conditions:

1. 2000 property taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Plat Book 57, page 131, as revised in Book 421, page 114, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Subject to notes on the Plan of record.

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 WE COVENANT with the said Grantee that we are 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 WE FURTHER covenant and bind ourselves, our 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: 906 Petway Avenue, Nashville, TN 37206.

WITNESS OUR HANDS this 2nd day of March, 2000, in Franklin, Tennessee. .

Annie R. Marshall
ANNIE R. MARSHALL

Wilbert T. Martin
WILBERT T. MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Annie R. Marshall and Wilbert T. Martin,** 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 2nd day of March, 2000, in Nashville, Tennessee.

Carol R. Lawson
NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $38,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 2nd day of March, 2000, in Nashville, Tennessee.

Carol R. Lawson
NOTARY PUBLIC

My Commission Expires: 1/27/2001