WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2000.

Martha Ann White
Notary Public

My Commission Expires: 1-24-02
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Tracy A. ONeill 739 Oakdell Avenue Madison, TN 37115	U.S. Trust Mortgage, Inc. 210 25th Avenue N., Suite 1100 Nashville, TN 37203	052-01 256.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **COLE FAMILY PARTNERS, L.P.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **TRACY A. ONEILL, UNMARRIED**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 11 of Block "B" on the Plan of the Resubdivision of Power & Roth's Subdivision as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cole Family Partners, L.P., by warranty deed from Aaron Adams, Trustee, of record in Book 10386, Page 550, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

All matters appearing on the Plan of record in Plat Book 843, page 75, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 739 Oakdell Avenue, Madison, TN 37115

Instr:200004120037117 Page: 1 OF 2
REC'D FOR REC 04/12/2000 3:18:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $247.90

N92284

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person 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 MY HAND 4th day of March, 2000.

Cole Family Partners, L.P.
By: John B. Cole, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared John B. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Cole Family Partners, L.P., the within named bargainors, and that he as such General Partner of Cole Family Partners, L.P., executed the foregoing instrument for the purposes therein.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 2000.

Notary Public

My commission expires: 1-24-02

MARTHA ANNE WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE