Instr:200004270041874 Page: 1 OF 2
REC'D FOR REC 04/27/2000 2:43:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1850.00

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File: Box 9B** **First Title & Escrow Co., Inc.** **FTEC File No. 17183**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 25th day of APRIL, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner: KERRY P. O'NEIL 1003 OVERTON LEA ROAD NASHVILLE, TN 37220	**Send Tax Bills To:** SUNTRUST BANK P.O. BOX 305110 NASHVILLE, TN 37230-5110	**Tax Information:** MAP 145-4 PAR 43 FB OH 11500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TODD BAKER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KERRY P. O'NEIL, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1003 Overton Lea Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of APRIL, 2000.

TODD BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, TODD BAKER, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of APRIL, 2000.

Notary Public

My Commission Expires: 11/29/03

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Lealand Manor, Fifth Addition, Block "A", a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Overton Lea Road at the northeast corner of the property conveyed to Amy Rose by deed from F.N. McNeill, Jr., Executor and Trustee, of record in Book 1852, page 48, Register's Office for said County, being the corner of Lots Nos 6 and 7; thence with the line between said two lots southwardly 549.4 feet to the northerly margin of Ridgeview Drive; thence with same eastwardly 222.05 feet to corner of Lots Nos. 7 and 8; thence with the line between said two lots northwardly 568.4 feet to the southerly margin of Overton Lea Road; thence with same westwardly 396.25 feet to the beginning, containing 4.09 acres, more or less.

Being the same property conveyed to Todd Baker and wife, June B. Baker by deed from James N. Stansell and wife, Frances W. Stansell of record in Book 4082, page 457, said Register's Office. June B. Baker has since died.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 2029, page 592; and (3) Easements of record in Book 6288, page 513, said Register's Office.