SPECIAL
WARRANTY DEED

Instr:200006260062964 Page: 1 OF 2
REC'D FOR REC 06/26/2000 8:59:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $193.88

THIS INDENTURE, made and entered into this 16TH day of JUNE, 2000 by and between CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN party of the first part, and MICHAEL W. O'NEILL party of the second part.

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 party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee being the southerly 70 feet of Lots Nos. 155 and 156 on the Plan of J. L. Haynies Original Plan of record in Plat Book 161, Pages 26 and 27, Register's Office for said County. Said part of Lot 155 fronts 70 feet on the Easterly side of Sultana Avenue and together with part of Lot 156 extends back between parallel lines with the Northerly margin of an alley, 200 feet to the Westerly line of lot 157.

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record at Instrument No.200004030032964, in the Register's Office of Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for easements, covenants, building lines and restrictions of record, including matters and notes appearing on the Plan of record in Plat Book 161, Pages 26 and 27, in the Register's Office of Davidson County, Tennessee; any and all building and zoning regulations and permits; year 2000 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons *claiming by, through or under party of the first part, but not further or otherwise.*

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

CHASE BANK OF TEXAS, N. A.
(FORMERLY KNOWN AS TEXAS
COMMERCE BANK, N. A.), AS
CUSTODIAN

By:_____
Printed Name: SANDY PERRY
Title: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared SANDY BERRY, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the VICE PRESIDENT of CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN, the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of CHASE BANK OF TEXAS, N. A. (FORMERLY KNOWN AS TEXAS COMMERCE BANK, N. A.), AS CUSTODIAN.

WITNESS my hand, at office, this 16 day of JUNE, 2000

Notary Public
JOYCE LEE BROWN

JOYCE LEE BROWN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 9-11-2003

Commission Expiration: 9/11/2003

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF9464

MAIL TAX BILLS TO:
Michael W. O'Neill
1019 Millwood Ln.
Ashland City, TN 37015

PROPERTY ADDRESS:
2209 Sultana Avenue
Nashville, Tennessee 37207

PARCEL ID NUMBER: 071-03-0-145.00

PROPERTY OWNER:
Michael W. O'Neill
1019 Millwood Ln
Ashland City, TN 37015

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 $52400.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF June, 2000

NOTARY PUBLIC

COMMISSION EXPIRATION: 1-2-2002

This Deed is prepared from information provided by Thomas N. Jones and Associates

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