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

Instr:200007120068850 Page: 1 OF 2
REC'D FOR REC 07/12/2000 8:51:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $306.46

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Daryl K. Robinson & Leonora A. Robinson 2228 Scott Avenue Nashville, TN 37206	same	072-10-0-347.00

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, I, **Michael W. O'Neill,** unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Daryl K. Robinson and wife, Leonora Robinson**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> 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 Avenue, at a point 350 feet north of the northerly margin of Otay Avenue, 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 Avenue; thence with said avenue, southwardly 50 feet to the beginning.
>
> Being the same property conveyed to Michael W. O'Neill by deed from Bank of New York of record in Instrument No. 200001180005753, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2000 property taxes are a lien, but not yet due and payable. (072-10-0-347.00)
2. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am 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 I FURTHER covenant and bind myself, my 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 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: 2228 Scott Avenue, Nashville, TN 37206.

WITNESS MY HAND THIS 7th DAY OF JULY, 2000, IN NASHVILLE, TENNESSEE.

MICHAEL W. O'NEILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Michael W. O'Neill,** the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th day of July, 2000, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-2 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $82,828.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 7th day of July, 2000, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-2-2002