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

Instr:200008250084219 Page: 1 OF 2
REC'D FOR REC 08/25/2000 2:27:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $83.25

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	082-12-0-120.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert E. Poole, d/b/a Colonial Construction Company,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Situated in County of Davidson, State of Tennessee, being Lot No. 169 on the Plan of Neill S. Brown's Addition to E. Nashville, as of record in Book 57, page 50, Register's Office for said County.
>
> Said Lot No.169 fronts 50 feet on the easterly side of N. 9th Street and runs back between parallel lines, 170 feet to an alley.
>
> Being the same property conveyed to Robert E. Poole d/b/a Colonial Construction Company, by Substitute Trustee Deed from Timothy A. Davis, Substitute Trustee, of record in Instrument No.200007240072566, Register's Office for Davidson County, Tennessee.
>
> The above described property is not the usual place of residence of the Grantor.
>
> The above property is conveyed subject to the following restrictions and conditions:
>
> 1. 2000 property taxes are a lien, but not yet due and payable.
> 2. All matters appearing on the Plan of record in Book 57, page 50, said Register's Office.
> 3. 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 Grantee, his heirs and assigns, forever;

AND I COVENANT with the said Grantee 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 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 property is known as: 305 North 9th Street, Nashville, TN 37206.

WITNESS MY HAND this 22nd day of August, 2000, in Nashville, Tennessee.

ROBERT E. POOLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Robert E. Poole,** the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22nd day of August, 2000, in Nashville, Tennessee.

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 $22,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 22nd day of August, 2000, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/27/2001