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

Davidson County DEEDWARR
Recvd: 09/07/00 17:29 2pgs
Fees:11.00 Taxes:129.50
20000907-0088915

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	071-16-0-211.00

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, **Virginia Ward,** unmarried, 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:

> Land in Davidson County, Tennessee, being Lot No. 121 and the northerly 16 feet of Lot 122 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.
>
> Said property fronts together 46 feet on the westerly margin of North 6th Street and extends back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Virginia Ward by deed from Edith Brown and husband, Lewis Brown, of record in Book 5827, page 487, 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.
2. All matters on the Plan of record in Book 421, page 12, said Register's Office.
3. 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 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 improved property is known as: 1122 North 6th Street, Nashville, TN 37207.

WITNESS MY HAND THIS 5th day of September, 2000, in Franklin, Tennessee.

Virginia W Ward
VIRGINIA WARD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Virginia Ward,** the within named bargainor with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5th day of September, 2000, in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

MICHELLE W. LOCKE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 1-2-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 5th day of September, 2000, in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

MICHELLE W. LOCKE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 1-2-2002