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

Davidson County DEEDWARR
Recvd: 10/26/00 14:39 2pgs
Fees:11.00 Taxes:148.00
20001026-0106294

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN	same	071-11-0-243.00

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, **Shirley Arnold,** married, 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 Nos. 171 and 172 on the Plat of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.
>
> Said Lot Nos. 171 and 172 front 25 feet each on the westerly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to Shirley Arnold by Substitute Trustee's Deed from Thomas M. Black of record in Book 8696, page 614, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the primary residence of Grantor.

Subject to the following restrictions and conditions:

1. 2000 County property taxes have been paid.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to all matters appearing on the Plan of record in Book 421, page 14, said Register's Office.

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: 1412 Stainback Drive, Nashville, TN 37206.

WITNESS MY HAND THIS 24TH DAY OF OCTOBER, 2000, IN NASHVILLE, TENNESSEE.

Shirley Arnold
SHIRLEY ARNOLD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Shirley Arnold,** 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 24th day of October, 2000, in Nashville, Tennessee.

Michelle W. Locke
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 $40,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 24th day of October, 2000, in Nashville, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1-2-2002

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oneill stainback.wd