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

Davidson County DEEDWARR
Recvd: 12/06/00 13:32 2pgs
Fees:11.00 Taxes:222.00
20001206-0120068

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	083-07-0-328.00

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, **John Lamb, married,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 10 on the Plan of Eastland Oaks, Section 2, of record in Book 4860, page 9, Register's Office for said County.
>
> Said Lot #10 fronts 65.89 feet on the southerly margin of Oak Court and extends back between lines 289.65 feet on the easterly line and 289.49 feet on the westerly line to a line on the rear on which it measures 8 feet.
>
> Being the same property conveyed to John Lamb by deed from George W. Hussey and William K. Jones of record in Book 5415, page 455, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantor.

Subject to the following restrictions and conditions:

1. 2000 taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Book 4860, page 9, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.
5. Subject to notes on the Plan of record.

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: 2310-2312 Oak Court, Nashville, TN 37206.

WITNESS MY HAND this 4th day of December, 2000, in Nashville, Tennessee.

JOHN LAMB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, John Lamb, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of December, 2000, in ~~Franklin~~ Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/2/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 4th day of December, 2000, in ~~Franklin~~ Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/2/2002