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

Davidson County DEEDWARR
Recvd: 12/08/00 11:11 2pgs
Fees:11.00 Taxes:74.00
20001208-0121097

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	071-16-0-252.00

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, we, **Mildred W. Davis, married, and Gloria W. Luttrell, married,** hereinafter called the Grantors, 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:

> Land in Davidson County, Tennessee, being the northerly 7 feet of the westerly 115 feet of Lot No. 260 and the westerly 115 feet of Lot No. 261, on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.
>
> Said part of Lots Nos. 260 and 261 front together 53.1 feet on the easterly side of North 7th Street and run back, with the southerly margin of Mile End Avenue (now known as Douglas Avenue) 115 feet to a dead line, measuring 54 feet, more or less, thereon.
>
> Being a portion of the property conveyed to Mildred W. Davis and Gloria W. Luttrell deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, of record in Book 7115, page 912, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantors.

Subject to the following restrictions and conditions:

1. 2000 property taxes are being prorated and paid at closing.
2. All matters appearing on the Plan of record in Book 421, page 12, 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 WE COVENANT with the said Grantee that we are 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 WE FURTHER covenant and bind ourselves, our 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: 1221 N. 7th Street, Nashville, TN 37207.

WITNESS OUR HANDS this 7th day of December, 2000, in Nashville, Tennessee.

Mildred W. Davis
MILDRED W. DAVIS

Gloria W. Luttrell
GLORIA W. LUTTRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Mildred W. Davis and Gloria W. Luttrell,** the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th day of December, 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 $20,000.00.

AFFIANT

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

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1-2-2002