Davidson County DEEDWARR
Recvd: 01/03/01 14:14 2pgs
Fees:11.00 Taxes:233.10

20010103-0001040

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$63,000.00

Michelle Locke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF December, 2000.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	New Owner same	Map 83-03 Parcel 101

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dolores Lynn Green, Executrix of the Estate of Betty L. Carter

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael W. O'Neill

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 42 ON THE PLAT OF PONTOTOC SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 42 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF WATERS, FORMERLY EARLY AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 157 FEET TO THE REAR LINE OF LOT NO. 49 IN SAID PLAN.

BEING THE SAME PROPERTY CONVEYED TO EARL CARTER AND BETTY RUSSELL CARTER, BY DEED FROM ALTON E. BOBBITT AND WIFE, HYBERNIA C. BOBBITT, DATED MARCH 21, 1966, AND OF RECORD IN BOOK 4001, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Earl Carter and Betty Russell Carter are deceased.
This conveyance is made subject to the following:

1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee.
3) Property is subject to an easement for sanitary sewers granted to City of Nashville of record in Book 1291, Page 37, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2210 Early Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand(s) this 27th day of December, 2000.

Dolores Lynn Green, Executrix
Dolores Lynn Green, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dolores Lynn Green, Executrix of the Estate of Betty L. Carter, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076