PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42255
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/04/01 15:40 2pgs
Fees:11.00 Taxes:991.60
20010404-0032976

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Winston D. Edwards Allyson L.Edwards 313 Wilson Blvd. Nashville, TN 37205	Union Planters Bank, N.A. 3100 West End Ave. #530 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 103-12-187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 268,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kerry P. O'Neil, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Winston D. Edwards and spouse, Allyson L.Edwards,** hereinafter called the **Grantee**, Grantee's 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. 24 of Block "F" on the Plan of Cherokee Park, Station 1 of record in Plat Book 547, Pages 169 & 170 Register's Office for said County.

Said Lot No. 24 of Block "F" fronts 60 feet on the westerly margin of Wilson Avenue and extends back between parallel lines 140 feet to a dead line in the rear.

Being the same property conveyed to Kerry P. O'Neil and wife, Julia A. Drake O'Neil by deed from John Phillips and wife, Sara S. Phillips of record in Book 6154, Page 254, Register's Office for said County. The said Kerry P. O'Neil and Julia A. Drake O'Neil have since divorced. By Quitclaim Deed of record in Book 6479, Page 783, said Register's Office, the said Julia A. Drake O'Neil conveyed her interest in subject property to Kerry P. O'Neil.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Above described conveyance is subject to; Taxes for the year 2001 and subsequent years; The Plan of record in Plat Book 547, Pages 169 & 170, said Register's Office, shows an owner's certificate, a 40 foot minimum setback line from Wilson Avenue and a 5 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 313 Wilson Blvd., Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of April, 2001.

Kerry P. O'Neil

State of Tennessee
County of Davidson

On this 2nd day of April, 2001, before me the undersigned authority, personally appeared **Kerry P. O'Neil**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS NEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 268,000.00

Affiant

Sworn and subscribed before me on the 2nd day of April, 2001.

My Commission Expires: 9/28/2002

Notary Public

IAN L. BATTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.