Davidson County DEEDWARR
Recvd: 05/08/01 11:10 2pgs
Fees:11.00 Taxes:37.00
20010508-0047388

This Instrument Prepared By:
Mary Frances Rudy
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Return To:
Rudy Title and Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Warranty Deed

ADDRESS OF NEW OWNER:
Michael W. ~~Oneil~~ O'Neil
1422 Stainback Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
Michael W. O'Neil
1019 Millwood Lane
Ashland City, TN 37015

MAP/PARCEL NOS:
71-11-248

For good and valuable consideration received, **Peggy Mathes, Administrator, of the Estate of Diana Faye Merritt** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 95P-1868 as shown of record in Register's Office of Davidson County, Tennessee, unto the Grantee, **Michael W. O'Neil**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Diana Faye Merritt, deceased, described as follows:

Being Lot Numbers 181 and 182 on the Plan of Highland Land Company's Subdivision, as shown of record in Book 421, page 14, Register's Office for said County.

Said Lot Numbers 181 and 182 front together 50 feet on the westerly side of Stainback Avenue and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed to Diane Merritt (Diana Faye Merritt) by deed of record in Book 9701, Page 310, Register's Office for Davidson County, Tennessee.

This is improved property known as 1422 Stainback Avenue, Nashville, TN 37207

Said Property is conveyed subject to restrictions and easements of record and subject to Demolition Lien filed by the Department of Codes Administration for the Meropolitan Government of Nashville and Davidson County, as shown of record in Instrument Number 20001206-0120082, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the Estate of Diana Faye Merritt its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of March, 2001.

Peggy D. Mathes, Adm.
Peggy Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2001, before me personally appeared, Peggy Mathes, Administrator of the Estate of Diana Faye Merritt to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Diana Faye Merritt, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal at the office, this 28th day of March, 2001.

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 3/23/02 _____ Notary Public

My Commisison Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer
$10,000.00

Sworn and subscribed before me, this 28th day of March, 2001.

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Peggy D. Mathes _____
AFFIANT

_____
NOTARY PUBLIC

My Commisison Expires MAR. 23, 2002