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

Davidson County DEEDWARR
Recvd: 05/30/01 12:17 2pgs
Fees:11.00 Taxes:118.40
20010530-0055811

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	082-12-0-197.00

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, **Walter Holloway,** unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill**, unmarried, 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 Lot No. 45 in Neill S. Brown's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Walter Holloway by deed from Aaron Chamberlain and wife, Yvonne Chamberlain of record in Book 10174, page 338 Register's Office of Davidson County, TN.

Subject to the following restrictions and conditions:

1. 2001 taxes are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Plat Book 57, page 50, 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: 108 McFerrin Avenue, Nashville, TN 37206.

WITNESS MY HAND this 23rd day of May, 2001, in Nashville, Tennessee.

WALTER HOLLOWAY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Walter Holloway, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23rd day of May, 2001, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/2/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is ~~$32,~~000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 23rd day of May, 2001, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/2/02