THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 95,500.00

Affiant

Subscribed and sworn to before me, this 12th day of June, 2001

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
THOMAS R. ALLEN 716 McFerrin Avenue Nashville, Tennessee 37206	SAME	MAP 82-08 PARCEL 283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 95,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, WILLIAM B. O'NEAL AND WIFE, JANICE A. O'NEAL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THOMAS R. ALLEN, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the Plan of J.W. Hart's Addition to East Nashville of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William B. O'Neal and wife, Janice A. O'Neal, by deed from Thomas Wayne Mosley, unmarried, of record in Book 8459, page 683, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/19/01 15:57 2pgs
Fees:11.00 Taxes:353.35
20010619-0065138

This is improved property known as 716 McFerrin Avenue, Nashville, Tennessee 37206

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.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J.W. Hart's Addition to East Nashville of record in Book 57, page 129, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of June, 2001.

WILLIAM B. O'NEAL

JANICE A. O'NEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM B. O'NEAL AND WIFE, JANICE A. O'NEAL, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2001.

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public