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

Davidson County DEEDWARR
Recvd: 09/07/01 13:49 2pgs
Fees:13.00 Taxes:1318.13
20010907-0097397

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
W. Hunt Waugh, Jr. 140 Carnavon Parkway Nashville, TN 37205	same	129-10-0-013.00

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, **Michael W. O'Neill,** unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **W. Hunt Waugh, Jr.**, 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. 128 on the Plan of West Meade Park, Section Two, as of record in Book 2854, page 122, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Michael W. O'Neill by special warranty deed from The Resolution Trust Corporation as receiver for Metropolitan Federal Savings & Loan of record in Book 9255, page 698, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2001 property taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 3102, page 381 and Book 3134, page 125, said Register's Office.
3. All matters on the Plan of record in Plat Book 2854, page 122, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

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: 140 Carnavon Parkway, Nashville, TN 37205.

WITNESS MY HAND this 31st day of August, 2001, in Nashville, Tennessee.

MICHAEL W. O'NEILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Michael W. O'Neill, the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of August, 2001, in Franklin, 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 $356,250.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 31st day of August, 2001, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1/2/02