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

Davidson County DEEDWARR
Recvd: 09/12/01 15:52 2pgs
Fees:13.00 Taxes:392.76
20010912-0099653

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Van M. Richmond & Mary E. Richmond 815 Maplewood Lane Nashville, TN 37216	same	061-07-0-308.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, 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 **Van M. Richmond and wife, Mary E. Richmond**, hereinafter called the Grantees, their 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. 4 and the westerly half of Lot No. 3 of Block "C" of Broadmoor Subdivision, of record in Plat Book 547, page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Michael W. O'Neill by deed from Greentree Financial Servicing Corporation of record in Book 11300, page 277, 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. All matters appearing on the Plan of record in Book 547, page 161, 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 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 Grantees, their heirs and assigns, forever;

AND I COVENANT with the said Grantees 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 Grantees, their 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: 815 Maplewood Lane, Nashville, TN 37216.

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

MICHAEL W. O'NEILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Nashville, Tennessee.

NOTARY PUBLIC

THOMAS N. JONES * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

My Commission Expires: 7-19-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $106,150.00.

Beth Thomas
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 5/30/04

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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o'neill-richmond.wd