RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of October, 2000, by and between MICHAEL O'NEAL and JOYCE O'NEAL, HUSBAND AND WIFE, hereinafter called Grantors, and RODNEY N. KILLION, UNMARRIED, and STEPHEN D. FARMER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, we, MICHAEL O'NEAL and JOYCE O'NEAL, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto RODNEY N. KILLION, UNMARRIED, and STEPHEN D. FARMER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 236 LANIER DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

BY: Michael O'Neal
MICHAEL O'NEAL, Signature of Seller

Joyce O'Neal
JOYCE O'NEAL, Signature of Seller

Davidson County DEEDWARR
Recvd: 10/17/00 13:49 3pgs
Fees:15.00 Taxes:240.50
[redacted]
20001017-0102966

RE-RECORD

Davidson County DEEDWARR
Recvd: 09/25/01 08:31 3pgs
Fees:17.00 Taxes:0.00
20010925-0103258

This Deed is being re-recorded to add parcel 081.00.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MICHAEL O'NEAL and JOYCE O'NEAL, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of October, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RODNEY N. KILLION, UNMARRIED, and STEPHEN D. FARMER, UNMARRIED

2122 SANBORN DRIVE
NASHVILLE, TN 37210

Property Address:

236 LANIER DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 043-14-0, PARCEL 082.00 , 081.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **October, 2000.**

Notary Public

My Commission Expires: 5/30/2004

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MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot NO. 22 and Parts of Lots Nos. 23, and 24 on the revised and corrected map of Bernice L. Dickerson's Subdivision, not of record, described according to a copy of a survey thereof made June 30, 1937, by Blanchard and Parrish, Surveyors, as follows:

BEGINNING at a point in the Westerly Margin of Lanier Drive, the Common Corner of Lots Nos. 21 and 22; thence with the line between said lots South 73 deg. 15' West 193 feet to a stake; thence South 16 deg. 9' 70.5 feet to a stake; thence South 89 deg. East 166 feet to a stake in the westerly margin of Lanier Drive; thence with the margin of the same in a northerly direction around a curve (sic) 125 feet to the point of beginning.

BEING the same property conveyed to MICHAEL O'NEAL and JOYCE O'NEAL, HUSBAND AND WIFE, by Warranty Deed from TERRY W. AND DONNA TODD, of record in BOOK 10923, PAGE 606, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 043-14-0, PARCEL 082.00).

2. Unrecorded easements for roads and utilities, if any.