SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of September, 2001.

SCOTT HUBBARD NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/05/01 15:45 2pgs
Fees:13.00 Taxes:120.25

20011005-0108892

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael W. O'Neill
406 McIver Street
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
119-13-262

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allen K. Luffman and Jo Ann Luffman** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael W. O'Neill** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 10, and the westerly half of Lot No. 9, on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 10, and part of Lot No. 9, front together 75 feet on the northerly side of McIver Street and run back between parallel lines, 155 feet to an alley.

Being the same property conveyed to Allen K. Luffman and wife, Jo Ann Luffman, by deed of record in Book 6148, page 816, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 406 McIver Street, Nashville, Tennessee 37211.

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 do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do 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.

Witness my hand this 28th day of September, 2001.

Allen K. Luffman

Jo Ann Luffman

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 Allen K. Luffman and Jo Ann Luffman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2001.

Notary Public

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires

My Commission Expires MAR. 27, 2005