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

NAME AND ADDRESS OF NEW OWNER:
Michael W. O'Neill
1019 Millwood Lane
Ashland City, TN 37015

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map No. 70-9
Parcel 34

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Cavalry Banking**, a corporation organized and existing under the laws of the United States of America, has this day bargained and sold and does hereby transfer and convey unto **Michael W. O'Neill**, his heirs and assigns, forever, that certain parcel of real estate situated in the 13th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> BEGINNING at the southerly margin of Lincoln Avenue and the NE corner of a Tract conveyed to Cole of record in Book 3762, page 151, said point being the NW corner of the within described tract; thence along the easterly margin of Cole S 32° W 200 feet to a point; thence N 58° W 95 feet to a point; thence S 32° W 170 feet; thence S 58° E 275 feet; thence N 32° E 170 feet; thence N 58° W 90 feet; thence N 32° E 200 feet to the southerly margin of Lincoln Avenue; thence N 58° W 90 feet to the point of beginning, according to survey of by D. E. Boner dated October 29, 1963.
>
> Being the same property conveyed to M. Glenn Layne, Trustee, by deed appearing of record at Instrument No. 20010913-0099773 of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a Property Standard Code Repair Inspection letter by the Metropolitan Government for Davidson County, Department of Codes Administration being filed for record in Instrument 20010629-0069243 of said Register's Office; to a sanitary sewer and/or storm drainage easement of record in Deed Book 4058, page 810, of said Register's Office; to all matters shown on the plat of record in Plat Book 547, page 39, of said Register's Office.; and to the zoning regulations of the appropriate governmental body.
>
> This property has an address of 3225 Lincoln Avenue, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except by lien of the 2001 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

Davidson County DEEDWARR
Recvd: 12/26/01 09:23 2pgs
Fees:13.00 Taxes:240.50
20011226-0141574

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantee acknowledges that he has inspected the property and is satisfied with its condition and he accepts the property "as is".

WITNESS MY HAND on this 5th day of December, 2001.

Cavalry Banking

By: _____
M. Glenn Layne, Senior Vice President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared M. Glenn Layne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Senior Vice President of Cavalry Banking, the within named bargainor, a corporation, and that he as such Senior Vice President executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 5th day of December, 2001.

JANICE B. VINSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

_____
Notary Public

My commission expires: 2-20-05

AFFIDAVIT

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

X _____
Affiant

Sworn to and subscribed before me on this 5th day of December, 2001.

_____
Notary Public

My commission expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires March 27, 2005