File Box 8

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0201-50227

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 118,200.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2002.

Notary Public
My commission expires: ~~09/17/05~~ Jan. 31, 2004

Address of New Owner	Send Tax Bills to:	Tax Information
Jeremy C. Dunn	Wells Fargo Home Mortgage, Inc	**090-12-0-249.00**
605-B Croley Drive	**4456 Corporation Lane**	
Nashville TN 37209	**Virginia Beach, VA 23462**	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick J. O'Neill,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeremy C. Dunn**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot Number 1, Elam Subdivision, Resubdivision Lot 1, of record in Book 8250, Page 431, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patrick J. O'Neill by deed from Kimberly Ann Bracey, formerly known as Kimberly Ann Berry and husband, Darren D. Bracey and Paul R. Roberts, Sr. and wife, Marilyn A. Roberts of record in Instrument Number 199912060300177, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Robyn O'Neill, wife of Patrick J. O'Neill, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 605-B Croley Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/27/02 13:49 2pgs
Fees:13.00 Taxes:437.34

20020227-0025071

WITNESS my hand this 26th day of February, 2002.

Patrick J. O'Neill

Robyn O'Neill

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patrick J. O'Neill** and **Robyn O'Neill**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office on this 26th day of February, 2002.

Notary Public

My Commission expires: 09/17/05

