40-A

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

Davidson County DEEDWARR
Recvd: 04/01/02 15:54 2pgs
Fees:13.00 Taxes:551.30
20020401-0039383

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Ben Worsham 2110 Early Avenue Nashville, TN 37206	same	083-03-0-101.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, 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 **Ben F. Worsham IV.**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 42 on the Plat of Pontotoc Subdivision, as of record in Book 547, page 113, Register's Office for Davidson County, Tennessee. Said Lot No. 42 fronts 60 feet on the southerly side of Waters, formerly Early Avenue, and extends back between parallel lines 157 feet to the rear line of Lot No. 49 in said plan.
>
> Being the same property conveyed to Michael W. O'Neill by deed from Dolores Lynn Green, Executrix of the Estate of Betty L. Carter, of record in Instrument No. 20010103-0001040, Register's Office of Davidson County, Tennessee.
>
> Subject property is not the primary residence of Grantor.

Subject to the following restrictions and conditions:

1. 2002 property taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Book Plat Book 547, page 113, said Register's Office.
3. Easement for sanitary sewers granted to City of Nashville of record in Book 1291, page 37, said Register's Office.
4. Subject to right of way of Waters, formerly Early, Avenue.
5. Any and all visible easements on and across subject property.
6. 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 Grantee, his heirs and assigns, forever;

AND I COVENANT with the said Grantee 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 Grantee, his 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: 2110 Early Avenue, Nashville, TN 37206.

WITNESS MY HAND this 28th day of March, 2002, 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 28th day of March, 2002, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-19-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $149,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 28th day of March, 2002, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires: 11/27/04

ELAINE PHELPS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 20[illegible]

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o'neill-worsham.wd