THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 54,000.00

William Covington
Affiant

Subscribed and sworn to before me, this 2nd day of May, 2002

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Mitchell A Watts
Notary Public

My Commission Expires: 10-12-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM COVINGTON 1406 Stainback Street Nashville, Tennessee 37207	WILLIAM COVINGTON 1406 Stainback Street Nashville, Tennessee 37207	MAP 71-11 PARCEL 240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FOUR THOUSAND AND NO/100---------- ---------- ($ 54,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , WILLIAM B. O'NEAL AND WIFE, JANICE A. O'NEAL hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto WILLIAM COVINGTON, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 165 and 166 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William B. O'Neal and wife, Janice A. O'Neal, by deed from Isaac R. Daniel, Jr. and Terry Dean Daniel, as tenants in common, of record in Book 8471, page 418, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/06/02 14:06 2pgs
Fees:13.00 Taxes:199.80

20020506-0055474

This is improved property known as 1406 Stainback Street, Nashville, Tennessee 37207

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.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Highland Land Company's Subdivision of record in Book 421 , page 14 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of May, 2002.

William B. O'Neal
WILLIAM B. O'NEAL
BY: Ben A. Allen
Ben A. Allen, Attorney in Fact

Janice A. O'Neal
JANICE A. O'NEAL
BY: Ben A. Allen
Ben A. Allen, Attorney in Fact

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN A. ALLEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM B. O'NEAL and JANICE A. O'NEAL, and acknowledged that he executed the same as the free act and deed of the said WILLIAM B. O'NEAL and JANICE A. O'NEAL.

WITNESS my hand and seal this 2nd day of May, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee