THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18948	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $877,000.00 Affiant Subscribed and sworn to before me, this 3rd day of May, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. MICHAEL O'NEIL	CHASE MANHATTAN MORTGAGE COR	MAP 117-13-B
904 Bowring Park	5409 Maryland Way, Ste. 202	PARCEL 134.00CO
Nashville, Tennessee 37215	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RANDY L. RADER AND WIFE, NELA P. RADER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL O'NEIL AND WIFE, HEIDI M. O'NEIL, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 904 Bowring Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2002.

RANDY L. RADER

NELA P. RADER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY L. RADER AND NELA P. RADER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2002.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 05/07/02 11:29 2pgs
Fees:13.00 Taxes:3244.90

20020507-0055952

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 904 on the Plan of Abbottsford Phase 2, Revision 1, appearing as Instrument No. 200203050027572, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Randy L. Rader and wife, Nela P. Rader by deed from Landstar Development, LLC, a Tennessee limited liability company of appearing as Instrument No. 20010510-0048799, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, Instrument No. 20010514-0049648; (3) Charter of record in Book 6548, page 213; (4) Agreement of record appearing as Instrument No. 20010425-0040838; and (5) Easements of record in Book 6478, page 177, Book 6530, page 242, Book 8643, page 272, Book 1286, page 690, Book 1037, page 572, Book 9421, page 147, Book 5128, page 953, Book 7272, page 746, Instrument No. 20020305-0027572, said Register's Office.