This instrument was prepared by:
Cumberland Title Company
216 Centerview Dr., Ste. 139
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PICK-UP

The actual consideration for this transfer is none

Affiant

Subscribed and sworn to before me on this 24th day of May, 2002.

Notary Public

Davidson County DEEDQC
Recvd: 05/24/02 15:33 1pgs
Fees:12.00 Taxes:0.00
20020524-0063811

TAMMY I. HARBOLIC NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JANUARY 25, 2003

Address New Owner:	Send Tax Bills To:	Map-Parcel
Peter M. O'Neill 2828 University Ave., #302 San Diego, CA 92104	SAME	83-13-344

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Anne O'Neill, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto, Peter M. O'Neill, his heirs and assigns, all my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 194 on the Map of the Lindsley Home Place, as of record in Book 2, Page 92, Chancery Court for Davidson County, Tennessee, and described according to a survey by Hal R. Swann, Jr., Surveyor, dated April 5, 1952, as follows:

Said part of Lot No. 194 fronts 53 feet on the southerly side of Boscobel Street, and runs back between lines, being 122.61 feet on the easterly line and 123 feet on the westerly line to the northerly margin of an alley in the rear on which it measures 53 feet.

Being the same property conveyed to Anne O'Neill by deed from the Estate of Illa Ruth King, of record in Book 10124, Page 655, Register's Office for Davidson County, Tennessee.

This instrument and interest is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1412 Boscobel Street, Nashville, TN 37206

WITNESS my hand this 21st day of May, 2002.

Anne O'Neill

STATE OF NEW YORK
COUNTY OF KINGS

On this the 21 day of May, 2002 before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anne O'Neill, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

RONALD DEL GAUDIO
Notary Public, State of New York
No. 24-01DE4691366
Qualified in Kings County
Commission Expires Dec. 30, 2002

My Commission Expires:

Notary Public