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

Davidson County DEEDWARR
Recvd: 06/27/02 13:49 2pgs
Fees:13.00 Taxes:138.75
20020627-0077699

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	082-07-0-129.00

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, **Johnny Burroughs**, married, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 6 and the westerly 30 feet of Lot No. 5 on the Plan of Humphrey Pierce's Addition to East Nashville, as of record in Book 161, page 20, Register's Office for said County.
>
> Said parts of Lot Nos. 5 and 6 front together 55 feet on the southerly side of Wilburn Street and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Johnny Burroughs by deed from Billy Joe Richardson and Danny Richardson of record in Boo 5535, page 595, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Johnny Burroughs by deed from Amended Decree from the Clerk & Master of Davidson County Chancery court, Part 1, by exercising a Right of Redemption dated May 27, 1982 #78-369-1, of record in Book 5895, page 247, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2002 County property taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Book 161, page 20, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, 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: 320 Wilburn Street, Nashville, TN.

I, Linda Burroughs, spouse of Johnny Burroughs, join herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee any and all rights, title and interest I may have in subject property, whether arising by virtue of marriage or otherwise.

WITNESS OUR HANDS this 26th day of June, 2002, in Franklin, Tennessee.

JOHNNY BURROUGHS

LINDA BURROUGHS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Johnny Burroughs and Linda Burroughs, the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of June, 2002, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 12/19/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $37,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 26th day of June, 2002, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 12/19/05

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