ADDRESS NEW OWNERS and
SEND TAX BILLS:
MICHAEL O'NEILL and
DONALD R. LEE
1019 Millwood Lane
Ashland City, TN 37015

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
72 - 10 - 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SUWANNEE PROPERTIES, LLC, a Wyoming Limited Liability Company, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to MICHAEL O'NEILL and DONALD R. LEE, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Dugger Brother's of the E.B. Rucker Lands as of record in Book 1130, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Suwannee Properties, LLC by deed of record in Instrument No. 20020605-0067846, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2821 Bronte Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 07/18/02 14:25 2pgs
Fees:13.00 Taxes:166.50
20020718-0086815

Executed on this 12 day of July, 2002.

SUWANNEE PROPERTIES, LLC

By: James Carroll Woodard, II

Title: Managing Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James Carroll Woodard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the managing member of SUWANNEE PROPERTIES, LLC, the within named bargainor, a limited liability company, and that he as such managing member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as managing member.

WITNESS my hand and seal at office this 12 day of July, 2002.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

AFFIANT

Subscribed to and sworn before me, this the 12 day of July, 2002.

NOTARY PUBLIC

My Commission Expires:

10/24/05

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