STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah O'Neal	America's Wholesale Lender	Map: 080-040
(NAME) 1800 South Hamilton	(NAME) 750 Old Hickory Blvd., #180	Parcel: 043.00
(ADDRESS) Nashville TN 37218	(ADDRESS) Brentwood, Tn 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANTHONY D. SINOR AND WIFE, DIVANIA S. SINOR AND ROBERT F. SINOR, AN UNMARRIED MAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DEBORAH O'NEAL, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 13 on the Plat of Newton Cannon's of Subdivision of Block No. 4 in G.T. Sheegog's Subdivision at Bordeaux, of record in Book 547, page 185, (erroneously referred to as page 195 in prior deed) Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the southeasterly margin of South Hamilton Road at the corner Lots Nos. 12 and 13; thence westerly along the southeasterly margin of said road, 30 feet to the point of a curve; thence along said curve, 74 feet to the northeasterly margin of Doak Avenue, thence southeasterly along the northerly margin of Doak Avenue, 153 feet, 6 inches to the southwesterly line of a Lot conveyed to James Andrews by deed of J.J. Mann and wife, and of record in Book No. 888, page 723, said Register's Office, thence northeasterly along said Andrews' line, 90 feet to the southeasterly corner of Lot No. 12; thence northwesterly with the line between Lots Nos. 12 and 13, 181 feet; more or less, to the beginning.

Being the same property conveyed to Anthony D. Sinor and Robert F. Sinor by Warranty Deed of record in Book 9413, page 798, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants, Easements and Additional Exceptions:

Any and all matters as shown on the plan of record in Book 547, page 195, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1800 South Hamilton, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Davidson County DEEDWARR
Recvd: 07/31/02 12:46 2pgs
Fees:13.00 Taxes:392.20
20020731-0091846

Witness our hands this 22nd day of July, 2002.

Anthony D. Sinor

Divania S. Sinor by Anthony D. Sinor as her

Attorney-In-Fact

Robert F. Sinor

STATE OF Tennessee

COUNTY OF Davidson

On this 22nd day of July, 2002, before me personally appeared Robert F. Sinor and Anthony D. Sinor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained, and Anthony D. Sinor further acknowledged that he is the attorney-in-fact of Divania S. Sinor and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

* 20020731-0091845

Witness my hand and official seal, this 22nd day of July, 2002.

Notary Public

My Commission Expires: 01/20/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027