ADDRESS NEW OWNER and
SEND TAX BILLS:
MICHAEL O'NEILL
1019 Millwood Ln.
Ashland City, TN 37015.

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

MAP PARCEL NUMBER:
83 - 5 - 4

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, ANTHONY CHERRY, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to MICHAEL O'NEILL, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a part of Lot No. 6 in the division of the Estate of John Hobson, described as follows:

Beginning in the center of Seymour Avenue at a point 250 feet East of the piece of ground formerly owed by A.W. Hooker, Trustee, the subdivision of which is of record in Book No. 57, Page 131, Register's Office for said County; thence easterly with the center of Seymour Avenue 50 feet; thence northerly at right angles 208 feet more or less, to a point of land owned by Charlie Black; thence westerly with the line of Charlie Black's property, 50 feet thence southerly 208 feet, more or less, to the beginning.

Being the same property conveyed to Anthony Cherry by deed of record in Instrument No. 20020807-0095141, 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 1009 Seymour Avenue, Nashville, Tennessee 37206.

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

GRANTOR covenants with GRANTEE that he 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 himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his 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: 08/19/02 08:53 2pgs
Fees:13.00 Taxes:232.36
20020819-0099691

Executed on this 14 day of August, 2002.

ANTHONY CHERRY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said county, ANTHONY CHERRY, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of August, 2002.

NOTARY PUBLIC

My Commission Expires:
10/24/05

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $62,800.00.

AFFIANT

Subscribed to and sworn before me, this the 14 day of August, 2002.

NOTARY PUBLIC

My Commission Expires:
10/24/05

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