Davidson County DEEDWARR
Recvd: 09/26/02 09:33 2pgs
Fees:13.00 Taxes:136.90
20020926-0117254

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by HAL WILSON, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, WILLIAM M. O'NEAL, have bargained and sold, and by these presents do transfer and convey unto the said HAL WILSON, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being that portion of Eastside Avenue closed by City Ordinance No. 62-279 between Lot Nos. 113 and 114 on the Map of Payne, Blakemore, and Cumming's Subdivision as of record in Book 57, Page 70, Register's Office for said County.
>
> Said part of closed street fronts 50 feet on the west side of South 14th Street and extends back 155.2 feet on the northerly line, with the southerly line of Lot No. 113 and 153.8 feet on the southerly line, with the northerly line of Lot No. 114, to an alley measuring 50 feet thereon.
>
> Being the same property conveyed to WILLIAM M. O'NEAL and wife, DOROTHY J. O'NEAL by deed from Sidney Averbuch, of record in Book 3859, Page 292, and re-recorded in Book 3926, Page 929, Register's Office for Davidson County, Tennessee. Dorothy J. O'Neal is now deceased.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said HAL WILSON, his heirs and assigns, forever. And I do covenant with the said HAL WILSON, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said HAL WILSON, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 24th day of September, 2002.

William M. O'Neal
WILLIAM M. O'NEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WILLIAM M. O'NEAL,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 24th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $37,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 24th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MAP 94-01
PARCEL 34.01

ADDRESS OF NEW OWNERS:
Hal Wilson
302 42nd Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:

SAME