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

Davidson County DEEDWARR
Recvd: 10/31/02 08:19 2pgs
Fees:13.00 Taxes:407.00
20021031-0133252

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Clarence E. Potter, Sr. 1005 Iverson Avenue Nashville, TN 37216	Right Mortgage Company 106B West Hill Drive Lebanon, TN 37087	072-02-0-016.00

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

> The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being the easterly 90 feet of Lot No. 82, on the map of Maynor Place, of record in Book 843, page 24, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 90 feet on the northerly side of Iverson Avenue and extends back between parallel lines 112.6 feet on the easterly line and 100 feet more or less on the westerly line to a dead line in the rear on which it measures 90 feet.
>
> Being the same property conveyed to Michael W. O'Neill by deed from Federal National Mortgage Association of record in Instrument No. 20010704-0071089, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2002 property taxes are being paid at closing.
2. All matters appearing on the Plan of record in Book 843, page 24, 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 Grantees, their 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.

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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: 1005 Iverson Avenue, Nashville, TN 37216.

WITNESS MY HAND this 23rd day of October, 2002, in Franklin, Tennessee.

MICHAEL W. O'NEILL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Michael W. O'Neill, the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23rd day of October, 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 $110,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 23rd day of October, 2002, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 12/19/05

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