Davidson County DEEDWARR
Recvd: 12/26/02 08:07 2pgs
Fees:13.00 Taxes:708.55

20021226-0158310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of December, 2002.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

RETURN TO:
PREMIER TITLE & ESCROW, LLC
301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

BOX 10-A

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary Lee
5615 Stoneway Trail
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map 103-6, Parcel 181

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberlee G. O'Neil and husband, Craig O'Neil**, hereinafter referred to as Grantors, hereby transfers and conveys to **Mary Lee,** hereinafter referred to as 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 Lot No. 5, on the Plan of Brookside Courts, Addition No. 3, of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kimberlee G. O'Neil and husband, Craig O'Neil, by deed from Gary P. Boshers and wife, Beverly J. Boshers, of record in Book 11298, page 669, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5615 Stoneway Trail, Nashville, Tennessee 37209.

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 do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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.

Witness my hand this 23rd day of December, 2002.

Kimberlee G. O'Neil

Craig O'Neil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberlee G. O'Neil and husband, Craig O'Neil, 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.

Witness my hand and official seal this 23rd day of December, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005