This instrument was prepared by:

Smith, Hirsch, Blackshear & Harris, PLC
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(615) 242-5003

Davidson County DEEDWARR
Recvd: 01/27/03 15:10 2pgs
Fees:13.00 Taxes:203.50
20030127-0011089

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $55,000.00.

Affiant

Subscribed and Sworn to before me this 24 day of January, 2003.

Notary Public

My Commission Expires 11-29-05

MAP-PARCEL# 148-08-0-112

The Name and Address of the new owners are:

John M. O'Neal
800 Riverwood Drive
Monroe, GA 30655

MAIL TAX BILLS TO:

SAME

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between BETTY L. BOND AND HUSBAND, JOHN M. O'NEAL, hereinafter referred to as, GRANTORS, and JOHN M. O'NEAL, individually hereinafter referred to as GRANTEE.

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars ($10.00), Cash in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the GRANTEE, his heirs and assigns all rights, title, interest, claim or demand of GRANTORS in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Oakwood Terrace, Section Two, as of record in Plat Book 4460, page 118 & 119, said Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Betty L. Bond, by deeds of record in Book 11590, page 12, and Book 5893, page 280, said Register's Office. John M. O'Neal joins in this conveyance as grantor to relinquish any and all marital rights, which he may have in said property by virtue of his marriage to Betty L. Bond.

This conveyance is subject to the following: Restrictive Covenants contained in instrument of record in Book 4650, page 995, as amended in Book 4689, page 376, said Register's Office.

This is improved property known as 4525 Xavier Drive, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our 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.

Witness our hands at office in Nashville, Tennessee this 24th day of January, 2003.

Betty L. Bond

John M. O'Neal

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 **Betty L. Bond and husband John M. O'Neal,** the bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the persons who executed the forgoing document and who upon oath, acknowledged that they executed the foregoing document for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of January, 2003.

Notary Public

My Commission Expires: 2-11-05

NOTARY PUBLIC AT LARGE