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

Davidson County DEEDWARR
Recvd: 02/03/03 15:34 2pgs
Fees:13.00 Taxes:166.50
20030203-0014796

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1019 Millwood Lane Ashland City, TN 37015	same	082-08-0-104.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Bank of Oklahoma, N.A. f/k/a Bancoklahoma Mortgage Corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael W. O'Neill**, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Rutherford County, Tennessee, described as follows:

> Being a lot or parcel of land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Surveyor, June 24, 1936, as follows:
>
> Beginning on the westerly margin of McFerrin Avenue at a point 100 feet north of the northerly margin of West Eastland Avenue, formerly Cleveland Street, or Chicamauga Avenue, said point being the northeast corner of Lot No. 1 on the Map of the Subdivision of the south portion of Richmond property, as of record in Book 974, page 19, Register's Office for said County; thence with the northerly line of Lots Nos. 1 and 3, westwardly 203 feet to the easterly line of Lot No. 4 on said plan; thence with said line northwardly 30 feet to the northeast corner of said Lot No. 4, westwardly 2 feet; thence northwardly and parallel with the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue; thence with said avenue southwardly 100 feet to the beginning.
>
> Being the same property conveyed to Bank of Oklahoma, N.A., f/k/a BancOklahoma Mortgage Corporation, by deed from Robert M. Wilson, Jr., Successor Trustee, of record in Instrument No. 20021230-0162059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the follow:

1. 2003 property taxes are a lien, but not yet due and payable.
2. Any and all visible easements on and across subject property.
3. Subject to any and all building and zoning regulations of City, County and State.

This is improved property known as 928 McFerrin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out;

and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 29th day of January, 2003.

BANK OF OKLAHOMA, N.A.

BY: Kenda Ewing
Kenda Ewing, Vice President

State of Oklahoma
County of TULSA

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Kenda Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President of Bank of Oklahoma, N.A., the within named bargainor, a corporation, and that she as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the bank by herself as Vice President.

Witness my hand, at office in Tulsa, Oklahoma, this 29th day of January, 2003.

Jennifer Watson
NOTARY PUBLIC

JENNIFER WATSON NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA TULSA COUNTY

My Commission Expires: 12-14-2006
02018576

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

AFFIANT

Sworn to and subscribed before me this 31st day of January, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 3/26/03

13731.2003/ml
o'neill 928 mcferrin.wd