ADDRESS NEW OWNER and
SEND TAX BILLS:
MICHAEL O'NEILL
1019 Millwood Lane
Ashland City, TN 37015

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
72 - 13 - 322

Davidson County DEEDWARR
Recvd: 06/02/03 08:32 2pgs
Fees:13.00 Taxes:119.51
20030602-0074296

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ALBERT TASSI and JOSEPH TASSI, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to MICHAEL O'NEILL, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the eastern one-half of Lot No. 31 on the Plan of Sharp and Horn's Fourth Addition of Nashville, as shown on Plat of record in Plat Book 161, Page 172, in the register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Albert Tassi and Joe Tassi by deed of record in Book 10252, Page 34, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 918 Douglas Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 27 day of May, 2003.

Albert Tassi by Joseph Tassi P.O.A
ALBERT TASSI by Joseph Tassi, P.O.A
Attorney in Fact

Joseph Tassi
JOSEPH TASSI

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public, JOSEPH TASSI to me known to be the person who executed the foregoing instrument in behalf of ALBERT TASSI, who acknowledged that he executed the same as the free act and deed of said ALBERT TASSI.

Witness my hand in Hendersonville, Tennessee, this 27 day of May, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOSEPH TASSI, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of May, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is ~~$51,325.00~~ 32,300.00.

AFFIANT

Subscribed to and sworn before me, this the 27 day of May, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

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