(4)

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/12/03 09:17 2pgs
Fees:13.00 Taxes:333.00
20030612-0081163

NEW OWNER:
Bart Hansen
7585 Bidwell Road
Joelton, TN 37080

SEND TAX BILL TO:
same

MAP & PARCEL:
008-00-0-128.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael W. O'Neill, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Bart M. Hansen**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 14th Civil District of Davidson County, Tennessee, shown as Tract No. 4 on a survey dated June 14, 1974, made by Stanford & Associates, Inc., Engineers, described as follows:
>
> Beginning at a point in the westerly right of way of Bidwell Road, common front corner of Tract Nos. 3 and 4 on said survey; thence leaving said right of way with the line between said two tracts, N 68 deg. 02' 58" W 1232.26 feet to a point; thence N 40 deg. 40' 43" E 120.00 feet to a point, common rear corners of Tracts Nos. 4 and 5; thence with the line between said two tracts S 69 deg. 47' 18" E 1190.93 feet to a point in the westerly right of way of said Bidwell Road; thence with said right of way S 20 deg. 41' 40" W 149.80 feet to the point of beginning.
>
> Being the same property conveyed to Michael W. O'Neill by Deed of record in Instrument No. 20030612-0081160 Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2003 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. The description contained herein is for identification purposes only; exact acreage is not intended nor insured.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs and assigns, forever;

AND I COVENANT with the said Grantee(s) 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(s), his 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.

This ( ) unimproved (X) improved property is known as:

7585 Bidwell Road, Joelton, Tennessee 37080

WITNESS MY HAND THIS 4TH DAY OF JUNE, 2003.

Michael W. O'Neill, unmarried

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(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of June, 2003.

Notary Public

My Commission Expires: 7-19-03

THOMAS H. JONES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 4th day of June, 2003.

Notary Public

My Commission Expires: 7-19-03

THOMAS H. JONES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.