PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(ST) Title No: 44773
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/01/03 13:00 2pgs
Fees:13.00 Taxes:459.73
20030701-0090784

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brian K. Mann 1009 Seymour Avenue Nashville, Tennessee 37206	Bank of America, N.A. 9000 Southside Blvd., Bldg. 700 Jacksonville, FL 32256

TAX MAP-PARCEL NUMBERS: 083-05-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,250.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael O'Neill**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian K. Mann** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee described as follows: Being part of Lot No. 6 in the division of the Estate of John Hobson, described as follows: Beginning in the center of Seymour Avenue at a point 250 feet East of the piece of ground formerly owned by A.W. Hooker, Trustee, the subdivision of which is of record in Book No. 57, page 131, Register's Office for said County; thence northerly at right angles 208 feet more or less, to a point of land owned by Charlie Black, thence westerly with the line of Charlie Black's property, 50 feet thence southerly 208 feet, more or less, to the beginning. Together with and subject to as an appurtenance thereto, a joint driveway agreement of record in Book 7621, page 855.

Being the same property conveyed to Michael O'Neill by deed from Anthony Cherry of record in Instrument No. 20020819-0099691 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years, and an easement for Joint Driveway Agreement of record in Book 7621, page 855, said Register's Office, and Title to that portion of the premises embraced within the bounds of Seymour Avenue.

This is improved property, known as: 1009 Seymour Avenue, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2003.

Michael O'Neill

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2003 , before me the undersigned authority, personally appeared Michael O'Neill , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

LARGE
DAVIDSON COUNTY
Commission Expires MAY 29, 2005

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $124,250.00

6/30/03
Affiant

Sworn and subscribed before me this the 30th day of June, 2003

Notary Public

My Commission Expires: _____

LARGE
DAVIDSON COUNTY
Commission Expires MAY 29, 2005