Davidson County DEEDWARR
Recvd: 09/12/03 08:40 2pgs
Fees:13.00 Taxes:309.88

20030912-0133969

(4)

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by MICHAEL W. O'NEILL, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, ANTHONY CHERRY, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL W. O'NEILL, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 6 of Block 6, in Warbroughs Subdivision, of "Woodland" a plan of which is of record in Book 57, page 155, of the Register's Office for said County.

Said Lot No. 6 fronts fifty feet on the westerly side of Grantland Avenue and runs back between parallel lines 165 feet to an alley.

This being the same property conveyed to Anthony Cherry by Substitute Trustee's Deed from Arnold M. Weiss, said Substitute Trustee, of record as Instrument No. 20030912-0133968, Register's Office for Davidson County, Tennessee.

This is improved property at 2209 Grantland Avenue, Nashville, Tennessee 37204.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MICHAEL W. O'NEILL, her heirs and assigns, forever. And I do covenant with the said MICHAEL W. O'NEILL, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said MICHAEL W. O'NEILL, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 26th day of August, 2003.

Anthony Cherry by Rick Pili, attorney-in-fact

ANTHONY CHERRY

STATE OF TENNESSEE
COUNTY OF Williamson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ANTHONY CHERRY** by and through his attorney-in-fact, **RICK PILIPONIS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 26TH day of August, 2003.

Chris Merritt
NOTARY PUBLIC

CHRIS I. ERVITT NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: July 25, 2006

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $83,751.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 26TH day of August, 2003.

Chris Merritt
NOTARY PUBLIC

CHRIS I. ERVITT NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: July 25, 2006

MAP 105-14
PARCEL 97.00

ADDRESS OF NEW OWNER:
MICHAEL W. O'NEILL
1019 Millwood Ln.
Ashland City, TN 37015

SEND TAX BILLS TO:
SAME