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

Return to:
All-Star Title, Inc.
120 Donelson Pike. Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax (615) 883-7543

Davidson County DEEDWARR
Recvd: 10/01/03 10:34 2pgs
Fees:13.00 Taxes:353.54
20031001-0144776

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Joe Blockman & Jameka Blockman 3149 Gwynnwood Drive Nashville, TN 37207	~~Family Home Lending~~ Joel Blockman JameKal BlocKman 3149 Gwynnwood Dr Nashville TN 37207	060-01-0-136.00

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**, an unmarried man, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Joe Blockman and wife, Jameka Blockman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 140 on the Plat of Golden Valley Estates, Section 1, of record in Book 4175, page 142, of the Register's Office for said County, to which plat reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Michael W. O'Neill by Special Warranty Deed from Ocwen Federal Bank of record in Book 11460, page 902, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2003 property taxes are a lien, but not yet due and payable.
2. Restrictive Covenants of record in Book 4447, page 108; and Book 4447, page 594, said Register's Office.
3. All matters appearing on the Plan of record in Book 4175, page 142, said Register's Office.
4. Subject to any and all easements on and across said property.
5. Any and all visible easements on and across subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever;

AND I COVENANT with the said Grantees 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 Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

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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 improved property is known as: 3149 Gwynnwood Drive, Nashville, TN 37207.

WITNESS MY HAND this 24th day of September, 2003, in DAVID Co., Tennessee.

MICHAEL W. O'NEILL

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 with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of September, 2003, in Davd C., Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/19/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $95,550.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 24th day of September, 2003, in DAVID. Co., Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/11/07

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