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

Davidson County DEEDWARR
Recvd: 10/29/03 09:06 2pgs
Fees:13.00 Taxes:444.00
20031029-0159039

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Equity Trust Company, custodian fbo David B. Warren IRA & Jim DeVault 505 GLENLEIGH CT NASHVILLE TN 37221	same	105-1-0-097.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, 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 **Equity Trust Company, custodian fbo David B. Warren IRA, as to a one-half undivided interest, and Jim DeVault, as to a one-half undivided interest,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 6 of Block 6, in Warbaughs Subdivision of "Woodland" a plan of which is of record in Book 57, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Michael W. O'Neill by deed from Anthony Cherry, unmarried, of record in Instrument No. 20030912-0133969, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2003 property taxes are being prorated and paid at closing.
2. All matters on the Plan of record in Book 57, page 155, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

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.

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 property is known as: 2209 Grantland Avenue, Nashville, Tennessee.

WITNESS MY HAND this 24th day of October, 2003, in Franklin, 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 October, 2003, in Franklin, 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 $120,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 24th day of October, 2003, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/19/07

15075.2003/ml
equity trust, warren & devault.wd