ADDRESS NEW OWNER and
SEND TAX BILLS:
CHRISTOPHER O'NEILL
108 OTTER COVE
HENDERSONVILLE, TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
82 - 3 - 517

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MICHAEL W. O'NEILL, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to CHRISTOPHER O'NEILL, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 and the southerly 44 feet of Lot No. 41 on the Plan of Sharp and Crutcher's Addition to northeast Nashville as of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 and part of Lot No. 41 front together 94 feet on the easterly side of North 5th Street and run back between parallel lines 185 feet to an alley.

Being the same property conveyed to Michael W. O'Neill by deed of record in Instrument No. 20030926-0143011, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 923 N. 5th Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 02/09/04 10:03 2pgs
Fees:13.00 Taxes:127.22
20040209-0015188

Executed on this 23 day of December, 2003.

MICHAEL W. O'NEILL

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MICHAEL W. O'NEILL, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of December, 2003.

My Commission Expires July 21, 2007

NOTARY PUBLIC

My Commission Expires:

SAM SAWYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $34,385.05.

AFFIANT

Subscribed to and sworn before me, this the 23 day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 21, 2007

SAM SAWYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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