(1)

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #15543.2004

Davidson County DEEDWARR
Recvd: 04/08/04 15:46 2pgs
Fees:13.00 Taxes:144.30
20040408-0040468

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Michael W. O'Neill 1029 Millwood Avenue Ashland City, TN 37015	Same	072-13-0-445.00 072-13-0-312.00

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, we, **Roy L. Thompson and wife, M. Katherine Thompson,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Michael W. O'Neill, unmarried**, hereinafter called the Grantee(s), his heirs 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. 3 on the Map of the Revised Subdivision of L.M. Ezell's 12.11 acre tract of the Talbot Lane as of record in Book 1130, Page 5, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Roy L. Thompson and wife, M. Katherine Thompson by deed from Wallace Gray Cartwright, unmarried, of record in Book 7897, Page 283 and re-recorded in Book 7905, Page 927, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2004 taxes are a lien but are not yet due and payable.
2. 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 Grantee(s), his heirs and assigns, forever;

AND WE COVENANT with the said Grantee(s) that we are 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 WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), his heirs 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 ( ) unimproved (XX) improved property is known as:

902-904 Douglas Avenue, Nashville, Tennessee 37206

Witness our hands this 1st day of April, 2004.

Roy L. Thompson

M. Katherine Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Roy L. Thompson and wife, M. Katherine Thompson the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of April, 2004.

THOMAS N. JONES NOTARY PUBLIC AT LARGE TN WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 1st day of April, 2004.

THOMAS N. JONES NOTARY PUBLIC AT LARGE TN WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1-24-07